

INVESTMENT BEVERAGE BUSINESS FUND
(THE “FUND”)

Unaudited Financial Statements
For the year ended 31 December 2025

INVESTMENT BEVERAGE BUSINESS FUND

INVESTMENT MANAGER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

Investment Manager's Report

The Investment Manager of the Fund submits the report and financial statements of the Fund for the year ended 31 December 2025.

Principal activities

The Fund is a Singapore private unit trust constituted by the Trust Deed entered into on 5 November 2008 (as amended by the First Amended and Restated Deed dated 12 December 2008 and Second Amending and Restating Deed dated 26 February 2013 and Deed of Variation dated 5 October 2021) between Investment Beverage Business Management Pte Ltd as the Investment Manager of the Fund and SG Trust (Asia) Ltd as the Trustee of the Fund.

The Fund was listed on the Singapore Exchange Securities Trading Limited ("SGX-ST") on 31 December 2008 as "Investment Co. & Unit Trust" under "Finance" sector of the Official List of SGX-ST. The Fund is not traded on SGX-ST.

The Fund's Information Memorandum dated 26 September 2014 outlines the investment strategies to pursue investment opportunities in listed securities and private equity and the investment objective of the Fund is the preservation of capital and the achievement of steady capital growth and investment returns, with a view to stable medium to long-term capital appreciation. The Fund intends to derive its profits and revenue from the dividends and capital gains generated by its investments in both listed securities and private equities.

These financial statements have been prepared in accordance with the reporting standards applicable to the Fund for the reporting period rather than Singapore Generally Accepted Accounting Principles. All investments and assets held by the Fund have been valued in accordance with the Valuation Rules as set out in the Trust Deed and Information Memorandum.

Investment Management Fees

Management fees are paid to the Investment Manager in accordance with the Information Memorandum.

INVESTMENT BEVERAGE BUSINESS FUND

**INVESTMENT MANAGER’S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025**

Results

The functional and presentation currency of the Fund is EURO (“**EUR**”).

The performance of the Fund, as represented by the results of its operations, was as follows:

	Year ended 31 December 2025	Year ended 31 December 2024
	EUR per unit	EUR per unit
Gain/(Loss) attributable to unitholders	332,983	(316,358)

Distribution

The Investment Manager has declared a total distribution of EUR59,695.81748 per unit, paid on 14 May 2025, 01 July 2025, 30 October 2025 and 26 November 2025 to unitholders at record date 13 May 2025, 26 June 2025, 24 October 2025 and 20 November 2025 respectively.

Significant changes in state of affairs

The Investment Manager is not aware of any significant changes in the operations of the Fund that will adversely affect the results.

Dated this 27 day of February 2026

For an on behalf of
Investment Beverage Business Management Pte Ltd
As Investment Manager of
Investment Beverage Business Fund



Director

INVESTMENT BEVERAGE BUSINESS FUND

BALANCE SHEET AS AT 31 DECEMBER 2025

	Notes	As at 31 December 2025 EUR per unit	As at 31 December 2024 EUR per unit
Investments			
Quoted assets		34,587	27,289
Unquoted assets	2	2,381,772	2,109,215
		<u>2,416,359</u>	<u>2,136,504</u>
Current Assets			
Cash and cash equivalents		2,726	30,354
Loan receivables	3	15,209	15,209
Receivables	4	1,315	738
Other receivables	5	222	-
		<u>19,472</u>	<u>46,301</u>
Current Liabilities			
Payables	6	907	675
Other payables	7	-	20,494
		<u>907</u>	<u>21,169</u>
Net Current Assets		<u>18,565</u>	<u>25,132</u>
Total Net Assets		<u>2,424,924</u>	<u>2,161,636</u>
Represented by:			
Assets attributable to unitholders		<u>2,434,924</u>	<u>2,161,636</u>

The above balance sheet should be read in conjunction with the accompanying notes.

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PROFIT AND LOSS ACCOUNT FOR THE YEAR 1 JANUARY 2025 TO 31 DECEMBER 2025

	Notes	Year ended 31 December 2025 EUR per unit	Year ended 31 December 2024 EUR per unit
Income			
Dividends		62,027	87,100
Interest from fixed income		371	363
Bank deposit income		241	192
Loan interest income		608	640
Realised gain on quoted assets		212	214
Unrealised gain on quoted assets		693	231
Unrealised gain/(loss) on unquoted assets		272,557	(402,194)
Gain/(loss) on foreign exchange		(270)	(12)
		<u>336,439</u>	<u>(313,466)</u>
Expenditure			
Administration fee		62	23
Custodian fee		339	270
Management fee		2,251	2,033
Performance fee		-	(40)
Other operating expenses	8	804	606
		<u>3,456</u>	<u>2,892</u>
Gain/(Loss) attributable to unitholders		<u>332,983</u>	<u>(316,358)</u>
Distributions to unitholders		(59,695)	(53,358)
Changes in net assets attributable to unitholders		<u><u>273,288</u></u>	<u><u>(369,716)</u></u>

The above profit and loss account should be read in conjunction with the accompanying notes

INVESTMENT BEVERAGE BUSINESS FUND

STATEMENT OF MOVEMENT IN UNITHOLDERS' FUNDS AS AT 31 DECEMBER 2025

	Notes	Year ended 31 December 2025	Year ended 31 December 2024
		EUR per unit	EUR per unit
At 1 January		2,161,636	2,531,352
Issue of units		-	-
Redemption of units		-	-
Changes in net assets attributable to unitholders		273,288	(369,716)
As at 31 December	9	2,434,924	2,161,636

The above statement of movement in unitholders' funds should be read in conjunction with the accompanying notes.

1. Summary of significant accounting policies

1.a Basis of preparation

These financial statements have been prepared in accordance with the Fund's accounting standards as stipulated in the Trust Deed and Information Memorandum. All investments and assets held by the Fund are valued in accordance with the Valuation Rules as set out in the Trust Deed and Information Memorandum .

These financial statements do not include all notes of the type normally included within the audited financial statements and therefore cannot be expected to provide as full an understanding of the financial performance, financial position and investment activities of the Fund as the audited financial statements.

These financial statements are prepared on the basis of fair market value of assets and liabilities except where otherwise stated.

The functional and presentation currency of the Fund is EUR.

1.b Comparatives

Where necessary, prior year comparatives have been reclassified for consistency with current year reporting period.

1.c Foreign currency transactions

Transactions in foreign currencies are initially recorded in the functional currency at the exchange rates ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the balance sheet date.

Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in a previous financial statements are recognised in profit or loss account in the reporting period in which they arise.

Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

1.d Unquoted assets

Unquoted assets comprises of private equities.

Notwithstanding the Fund's controlling interest in unquoted assets, the Fund has not prepared consolidated financial statements.

Unquoted assets not comprising underlying real estate are valued using the income multiples approach based on the last audited financial statements of the investee company and in accordance with the Trust Deed.

INVESTMENT BEVERAGE BUSINESS FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

Unquoted assets comprising underlying real estate are valued using the net asset approach based on the accounts of the investee company and in accordance with the Trust Deed.

1.e Quoted assets

Quoted assets comprise of investments in fixed income securities and listed funds which are valued at their latest trade price.

1.f Cash and cash equivalents

Cash and short-term deposits in the balance sheet comprise cash at bank and in hand and short-term deposits with an original maturity three months or less.

1.g Payables

These amounts represent liabilities for goods and services provided to the Fund during the reporting period. The amounts are carried at cost, unsecured and are usually paid within 30 days of recognition except for management fees, custodian fees and administration fees.

1.h Receivables

Receivables may include amounts of interest and dividend on investments and interest on loans. Interest on investments is accrued at the reporting date from the time of last payment whereas dividends are accrued when the right to receive payment is established.

1.i Unitholders funds

Contributions from unitholders and the net profit attributed to the unitholders of the Fund are recognised in the Balance Sheet as amounts attributable to unitholders.

1.j Rounding

The amounts contained in the financial statements have been rounded to the nearest EUR1 per unit (where rounding is applicable).

2. Unquoted assets

	As at 31 December 2025	As at 31 December 2024
	EUR per unit	EUR per unit
Opening balance	2,109,215	2,511,409
Unrealised gain/(loss)	272,557	(402,194)
Closing balance	<u>2,381,772</u>	<u>2,109,215</u>

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

3. Loan receivables

Amount due from one of the directors of the Investment Manager pursuant to:

- i) the loan agreement dated 11 October 2023 for a total sum of EUR60,000,000. The loan is unsecured with 4.0% interest per annum and repayable by 31 December 2024. The amount drawdown and overdue as of year end 31 December 2025 amounted to EUR35,000,000; and
- ii) Deed of Novation dated 26 June 2024 whereby Altaya Pte. Ltd. has agreed to a novation of all of its rights, benefits, and obligations under a loan agreement dated 11 October 2023 for a total sum of EUR25,000,000 with 4% interest per annum and repayable by 31 December 2025 in lieu of payment of dividend in kind. The amount drawdown and overdue as of year end 31 December 2025 amounted to EUR25,000,000.

Due to the prolonged delay in repayment, The Trustee has initiated legal action to recover the principal and interest. The case is currently ongoing, and, in line with prudent accounting practices, a general provision of impairment is being considered with the Fund's auditor.

4. Receivables

	As at 31 December 2025	As at 31 December 2024
	EUR per unit	EUR per unit
Accrued interest on fixed income	98	129
Accrued interest on loan	1,217	609
	<u>1,315</u>	<u>738</u>

5. Other receivables

Other receivables comprise investment trades pending settlement.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

6. Payables

	As at 31 December 2025	As at 31 December 2024
	EUR per unit	EUR per unit
Accrual for administration fees	14	13
Accrual for management fees	595	595
Accrual for custodian fees	67	67
Accrual for legal fees	219	-
Accrual for recruitment agent fees	12	-
	907	675

7. Other payables

Other payables comprise balance distribution payable to unitholders relating to a distribution declaration by the Investment Manager to unitholders.

8. Other operating expenses

	Year ended 31 December 2025	Year ended 31 December 2024
	EUR per unit	EUR per unit
Asset management fees	-	6
Bank charge	1	1
Legal fee	440	2
Withholding tax	363	597
	804	606

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

9. Units on issue

Movements in number of units during the semester ended 31 December 2025 were as follows:

	Year ended 31 December 2025	Year ended 31 December 2024
	No. of unit	No. of unit
Opening balance	3,945	3,945
Units issued/(redeemed)	-	-
Closing balance	3,945	3,945