



For Immediate Release

APAC Realty Posts 214% Surge in FY2025 Profit; Recommends 1.8 Cent Per Share Final Dividend

- Improved performance on the back of 20.4% revenue growth for FY2025, primarily driven by robust activity in new private residential segment.
- ERA Vietnam recorded improved revenue and financial performance in 2025.
- Final dividend of 1.8 Singapore cent per share, representing a dividend yield of 6.3%.
- Maintains healthy cash balance at S\$50.4 million as of 31 December 2025.

Financial Highlights (S\$ m)						
	2H2025	2H2024	Change (%)	FY2025	FY2024	Change (%)
Revenue	334.1	295.9	12.9	675.6	561.0	20.4
Profit after tax	9.3	2.8	229.5	20.5	6.5	214.1
Profit after tax and non-controlling interests	9.3	3.1	196.0	20.6	7.2	184.9

SINGAPORE, 23 February 2026 – APAC Realty Limited (“APAC Realty”, the “Company” or together with its subsidiaries, the “Group”), delivered a strong earnings rebound in FY2025, with profit after tax more than tripling year-on-year to S\$20.5 million as new private residential sales accelerated across Singapore.

The Group recorded revenue of S\$675.6 million for the twelve months ended 31 December 2025 (“FY2025”). Revenue from new home sales increased by 113.3% to S\$230.2 million, compared to S\$107.9 million a year ago (“FY2024”). This was driven by a marked increase in transaction volumes in new private residential homes compared to the same period last year. Resale and rental revenue decreased marginally by 1.6%, from S\$445.1 million in FY2024 to S\$437.8 million in FY2025 while other revenue remained at S\$3.0 million.

As a result, the Group’s gross profit rose 39.6% y-o-y from S\$50.1 million in FY2024 to S\$70.0 million in FY2025, benefiting from the significant rise in brokerage income associated with increased new home sales activities.

FY2025 marks a significant earnings recovery year for the Group. The improvement reflects enhanced operating leverage and disciplined cost management across the business.

Mr Marcus Chu, CEO of APAC Realty Limited said: “The property market proved more resilient than many expected in 2025. With strong take-up across key launches, we saw renewed confidence among homebuyers, particularly in the new private residential segment. While price growth moderated amid increased supply, transaction volumes remained firm. Looking ahead, underlying demand fundamentals remain intact. We expect transaction activity in 2026 to stay healthy.”



The Group generated S\$30.2 million in operating cash flow during FY2025, ending the year with a strong cash balance of S\$50.4 million and earnings per share of 5.44 Singapore cents as at 31 December 2025. The Board of Directors has recommended a final dividend of 1.8 Singapore cent per share.

The Group's total dividend payout in FY2025 was 4.05 Singapore cent (adjusted for the Bonus Issue¹) comprising interim and final dividends. This represents a dividend yield of 6.3%, based on the closing share price of S\$0.64 on 20 February 2026, and a payout ratio of 78.2%. Payment of the proposed final tax-exempt dividend, if approved by the shareholders at the upcoming Annual General Meeting, will be made on 8 May 2026.

The Singapore Property Market in 2025, Looking Ahead to 2026

Overall, the 2025 performance of Singapore's property market reflected stronger new private residential sales alongside stable underlying demand, supported by steady macroeconomic fundamentals.

Market sentiment was influenced by external uncertainties in the earlier part of 2025. However, stronger-than-expected economic performance, alongside low unemployment and easing inflation, contributed to a more supportive operating environment.

Against this backdrop, the new home segment recorded higher transaction volumes. Developers sold 12,445 private residential units (including ECs) in 2025, representing an increase of 61.7% from 7,696 units in 2024. Of these, 6,879 units were transacted in the second half of the year, reflecting improved launch activity and take-up rates.

The private residential resale segment remained relatively stable, recording 15,677 transactions in 2025 - a 1.3% increase from 15,481 units in 2024. In contrast, the HDB resale market recorded 26,169 transactions, a 9.7% decline from 28,986 units in the previous year. Private residential property prices remained broadly stable.

According to the latest Urban Redevelopment Authority ("URA") data, the All-Residential Property Price Index increased at a slower pace of 3.3% in 2025, compared to increases of 3.9% in 2024 and 6.8% in 2023. Data from the Housing & Development Board ("HDB") showed that HDB resale prices rose by 2.9% in 2025, moderating from the 9.7% increase recorded in 2024.

The supply outlook for 2026 remains healthy. As at 31 December 2025, there were 16,193 unsold private residential units (including ECs) with planning approval. In addition, there is a potential supply of 16,940 units (including ECs) from Government Land Sales sites that have yet to receive planning approval. Looking ahead in 2026, ERA Singapore projects new home sales to range between 9,000 and 10,000 units, while private residential resale transactions are expected to range between 13,000 and 14,000 units.

Mr Marcus Chu, CEO of APAC Realty Limited, further added, "With a healthy pipeline of project launches ahead, we expect market activity in 2026 to remain resilient and well-supported. Our strategic focus is clear - to equip our salesforce with differentiated capabilities, advanced digital tools and strong governance frameworks, enabling them to capture opportunities responsibly and deliver sustainable value to clients and shareholders. Backed by over four decades of operating experience, we will continue to position ERA Singapore as a trusted market leader while upholding the highest professional standards across the industry. We remain

¹ Pursuant to the Company's Bonus Issue completed in September 2025, earnings per share and dividend per share have been adjusted to reflect the enlarged share capital.



disciplined in cost management while investing strategically in digital transformation and people development to drive long-term shareholder returns.”

Expanding The APAC Realty Network

In North Asia, the Group entered into an ERA Franchise Agreement with Hong Kong Morning Dragon Company Limited, establishing ERA Hong Kong Morning Dragon. This partnership marks a strategic step in extending the Group’s presence into Hong Kong, complementing its existing North Asian footprint in Japan, South Korea and Taiwan, and strengthening connectivity across key gateway cities.

In 2025, ERA Indonesia also expanded its footprint in Jakarta through the acquisitions of ERA Sky and ERA Fajar, while ERA Vietnam recorded improved revenue and financial performance during the year. While regional contributions remain modest relative to Singapore, this segment turned profitable in FY2025, reflecting improving operational scale in Vietnam and Indonesia. Regional operations contributed \$19.8 million in revenue, up from \$9.3 million in FY2024.

With this, APAC Realty’s network currently spans more than 21,900 advisors across 14 Asia Pacific countries and territories. The Group remains focused on enhancing regional collaboration, driving operational synergies and pursuing selective growth opportunities in markets where long-term fundamentals remain supportive.

Leveraging Key Pillars of Growth: People, Projects and Platforms

APAC Realty roadmap for growth focuses on three pillars: People, Projects and Platforms – underscoring its commitment to trust, innovation, and excellence.

- **People**

The Group continues to expand and strengthen its salesforce, supported by strong brand positioning and disciplined recruitment. As at 1 January 2026, ERA Singapore had 8,427 salespersons.

With effect from 1 January 2025, ERA Singapore ceased subsidising annual CEA licence renewal fees. The resulting cost efficiencies have been redeployed towards digital capability upgrades and targeted productivity initiatives.

Training and professional development remain a priority, with structured programmes aimed at enhancing digital marketing, compliance and leadership capabilities. These initiatives support a more productive and future-ready salesforce while maintaining professional standards.

The Group’s commitment to service excellence and people development has been recognized externally. ERA Singapore was named one of “Asia-Pacific’s Best Employers 2026” by the Financial Times and Statista for two consecutive years, and was awarded “Singapore’s Best Customer Service 2025/2026” by The Straits Times for the third consecutive year – the only real estate agency to achieve this distinction.

- **Projects**

In FY2025, ERA Singapore was appointed marketing agent for 27 new residential developments comprising 12,773 units, including several major launches across the Core Central Region, Rest of Central Region and Outside Central Region.

For 2026, ERA Singapore anticipates a pipeline of 23 residential projects representing over 11,800 units. This positions the Group to benefit from continued new launch activity, subject to market conditions.



In October, ERA Singapore introduced the second edition of its “My Dream Home Survey”, providing deeper insights into evolving buyer preferences and emerging market trends. Conducted in collaboration with Ngee Ann Polytechnic to examine the aspirations of Singapore homebuyers, the study reinforced the Group’s long-held views on market dynamics and housing demand. The findings from the survey will continue to inform ERA’s strategic positioning and marketing approach as the residential landscape evolves.

- **Platforms**

Continuous enhancement of the Group’s proprietary SALES+ digital ecosystem remains central to improving operational efficiency and agent productivity.

In 2025, ERA Singapore expanded AI integration across more than 20 functions within SALES+, including content automation, data-driven property reports, legal support tools and project analytics. Adoption remains strong, reinforcing the platform’s role as a scalable productivity enabler.

The Group continues to invest in internal AI, cybersecurity and cloud optimisation capabilities to support long-term operational resilience and efficiency.

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About APAC Realty Limited

APAC Realty is a leading real estate services provider, holding the exclusive ERA regional master franchise rights for 17 countries and territories in Asia Pacific. Through its ERA franchisee network, the Group has one of the largest brand footprints in Asia with more than 21,900 trusted advisors across 561 offices in 14 countries and territories as of 1 January 2026. ERA Singapore is the largest ERA Member Broker globally by transaction value.

The Group has a market-leading position in the Singapore real estate brokerage business through its wholly owned subsidiary ERA Realty Network Pte Ltd ("ERA Realty"). Founded in 1982, ERA Realty is one of Singapore's largest real estate agencies with 8,427 trusted advisors as of 1 January 2026, providing property brokerage services for primary and secondary home sales, as well as the rental of residential, commercial and industrial properties. ERA Realty was the first real estate agency to be listed on the Singapore Exchange, with a strong heritage as a trusted brand across generations – known for its integrity, transparency, and ethical practices in real estate transactions. Through its Capital Markets & Investment Sales business unit, the Group delivers corporate real estate services for sizeable assets to high-net-worth individuals, family offices, developers, institutional investors and real estate investment trusts.

As an industry pioneer, ERA Realty has constantly been at the forefront of technological innovations with an emphasis of enhancing salesperson productivity and service excellence for the past 4 decades. Today, ERA Realty continues to set the standard by introducing revolutionary initiatives and innovative technology by leveraging cutting-edge digital tools to ensure a superior client experience. The Group empowers its trusted advisors with the latest PropTech, training, and proprietary super apps such as SALES+ and RealtyWatch, allowing each to extend best-in-class advice and service to customers.

APAC Realty's wholly owned subsidiary Realty International Associates Pte Ltd ("RIA") operates training programmes and courses for real estate trusted advisors in preparation for professional certification exams and as part of continuing professional development regulations. RIA also undertakes valuation work on behalf of clients such as financial institutions, government agencies and property owners.

APAC Realty is listed on the Mainboard of the Singapore Exchange Limited since 2017. For more information, please visit www.apacrealty.com.sg.

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