



## **Lum Chang Holdings Limited**

*(Incorporated in Singapore, Registration Number: 198203949N)*

### **and its subsidiaries**

## **Condensed Interim Consolidated Financial Statements (Unaudited)**

*For the six months and full year ended 30 June 2024*

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# Lum Chang Holdings Limited and its subsidiaries

## Condensed Interim Consolidated Income Statement and Statement of Comprehensive Income

		Group					
	Note	6 months ended 30 June 2024 ("2H2024") \$'000	6 months ended 30 June 2023 ("2H2023") \$'000	Inc/(Dec)  %	12 months ended 30 June 2024 ("FY2024") \$'000	12 months ended 30 June 2023 ("FY2023") \$'000	Inc/(Dec)  %
Revenue	4.2	267,811	196,703	36%	500,418	393,421	27%
Cost of sales		(248,657)	(207,106)	20%	(459,302)	(389,694)	18%
Gross profit		19,154	(10,403)	NM *	41,116	3,727	1003%
Other income	5.1	1,555	2,205	(29%)	2,874	4,083	(30%)
Other gains – net	5.1	1,833	199	821%	1,577	73	2060%
<b>Expenses</b>							
- Distribution and marketing		(81)	(28)	189%	(182)	(392)	(54%)
- Administrative and general		(13,180)	(12,836)	3%	(26,449)	(25,253)	5%
- Finance		(1,603)	(1,691)	(5%)	(2,895)	(3,156)	(8%)
<b>Share of profits/(losses) of:</b>							
- associated companies		145	175	(17%)	165	214	(23%)
- joint ventures		(1,817)	(1,362)	33%	(3,697)	(2,694)	37%
Profit/(loss) before income tax	5.1	6,006	(23,741)	NM *	12,509	(23,398)	NM *
Income tax expense	6	(2,031)	(4,804)	(58%)	(3,248)	(4,212)	(23%)
Net profit/(loss)		3,975	(28,545)	NM *	9,261	(27,610)	NM *
<b>Net profit/(loss) attributable to:</b>							
Equity holders of the Company		3,731	(29,346)	NM *	7,361	(28,662)	NM *
Non-controlling interests		244	801	(70%)	1,900	1,052	81%
		3,975	(28,545)	NM *	9,261	(27,610)	NM *
<b>Earnings/(loss) per ordinary share attributable to the equity holders of the Company (cents per share)</b>							
	8						
- Basic		0.99	(7.79)	NM *	1.96	(7.61)	NM *
- Diluted		0.99	(7.79)	NM *	1.96	(7.61)	NM *

Note \* : "NM" denotes not meaningful

**Lum Chang Holdings Limited and its subsidiaries**  
**Condensed Interim Consolidated Income Statement and Statement of Comprehensive Income (continued)**

	Group					
	6 months ended 30 June 2024 ("2H2024") \$'000	6 months ended 30 June 2023 ("2H2023") \$'000	Inc/(Dec) %	12 months ended 30 June 2024 ("FY2024") \$'000	12 months ended 30 June 2023 ("FY2023") \$'000	Inc/(Dec) %
<b>Net profit/(loss)</b>	3,975	(28,545)	NM *	9,261	(27,610)	NM *
<b>Other comprehensive income/(loss):</b>						
Items that may be reclassified subsequently to profit or loss:						
Currency translation differences arising from consolidation						
– Gains/(losses)	245	(1,987)	NM *	(533)	(3,885)	(86%)
– Reclassification	507	6	8347%	878	(107)	NM *
Share of other comprehensive income/(loss) of associated companies	68	(44)	NM *	68	(44)	NM *
	<u>820</u>	<u>(2,025)</u>	NM *	<u>413</u>	<u>(4,036)</u>	NM *
Items that will not be reclassified subsequently to profit or loss:						
Currency translation differences arising from consolidation						
– Gains/(losses)	12	60	(79%)	(11)	4	NM *
Financial assets, at fair value through other comprehensive income ("FVOCI")						
– Fair value (losses)/gains	<u>(3,993)</u>	<u>1,166</u>	NM *	<u>(6,723)</u>	<u>(1,414)</u>	375%
	<u>(3,981)</u>	<u>1,226</u>	NM *	<u>(6,734)</u>	<u>(1,410)</u>	378%
<b>Other comprehensive loss for the period/year, net of tax</b>	<u>(3,161)</u>	<u>(799)</u>	296%	<u>(6,321)</u>	<u>(5,446)</u>	16%
<b>Total comprehensive income/(loss) for the period/year</b>	<u>814</u>	<u>(29,344)</u>	NM *	<u>2,940</u>	<u>(33,056)</u>	NM *
<b>Total comprehensive income/(loss) attributable to:</b>						
Equity holders of the Company	558	(30,205)	NM *	1,051	(34,112)	NM *
Non-controlling interests	<u>256</u>	<u>861</u>	(70%)	<u>1,889</u>	<u>1,056</u>	79%
	<u>814</u>	<u>(29,344)</u>	NM *	<u>2,940</u>	<u>(33,056)</u>	NM *

Note \* : "NM" denotes not meaningful

# Lum Chang Holdings Limited and its subsidiaries

## Condensed Interim Balance Sheet

	Note	Group		Company	
		FY2024 \$'000	FY2023 \$'000	FY2024 \$'000	FY2023 \$'000 (Restated)
<b>ASSETS</b>					
<b>Current assets</b>					
Cash and cash equivalents		51,248	91,035	12,864	50,825
Trade and other receivables		55,745	43,830	43,121	42,590
Contract assets		90,612	62,327	-	-
Other financial assets	10	1,991	-	-	-
Tax recoverable		-	1,593	-	-
Properties held for sale		-	325	-	-
Development properties		22,303	22,797	-	-
Other current assets		10,529	7,567	132	69
		<u>232,428</u>	<u>229,474</u>	<u>56,117</u>	<u>93,484</u>
<b>Non-current assets</b>					
Trade and other receivables		120,040	112,959	113,361	118,856
Club memberships		141	267	177	297
Other financial assets	10	13,104	19,827	-	-
Investments in subsidiaries		-	-	27,300	35,828
Investments in joint ventures		14,027	17,069	-	-
Investments in associated companies		6,217	6,397	-	-
Investment properties	11	19,393	20,591	-	-
Property, plant and equipment	12	31,847	32,703	1,956	1,977
Deferred income tax assets		1,043	1,817	-	-
Other non-current assets		724	660	-	126
		<u>206,536</u>	<u>212,290</u>	<u>142,794</u>	<u>157,084</u>
<b>Total assets</b>		<u>438,964</u>	<u>441,764</u>	<u>198,911</u>	<u>250,568</u>
<b>LIABILITIES</b>					
<b>Current liabilities</b>					
Trade and other payables		118,589	80,616	96,505	97,225
Contract liabilities		13,018	30,550	-	-
Provision for other liabilities		33,905	48,013	-	-
Current income tax liabilities		1,558	972	-	-
Other financial liability, at FVPL	13.1	-	20,000	-	20,000
Borrowings	13	35,518	29,464	6,333	25,495
		<u>202,588</u>	<u>209,615</u>	<u>102,838</u>	<u>142,720</u>
<b>Non-current liabilities</b>					
Trade and other payables		38,245	25,355	-	-
Borrowings	13	32,112	36,161	-	333
Deferred income tax liabilities		86	86	-	-
		<u>70,443</u>	<u>61,602</u>	<u>-</u>	<u>333</u>
<b>Total liabilities</b>		<u>273,031</u>	<u>271,217</u>	<u>102,838</u>	<u>143,053</u>
<b>NET ASSETS</b>		<u>165,933</u>	<u>170,547</u>	<u>96,073</u>	<u>107,515</u>
<b>EQUITY</b>					
<b>Capital and reserves attributable to the equity holders of the Company</b>					
Share capital	14	86,572	86,572	86,572	86,572
Treasury shares	14	(3,303)	(2,845)	(3,303)	(2,845)
Capital and other reserves		24,495	30,805	3,182	3,182
Retained profits		53,992	52,281	9,622	20,606
<b>Shareholders' equity</b>		<u>161,756</u>	<u>166,813</u>	<u>96,073</u>	<u>107,515</u>
Non-controlling interests		4,177	3,734	-	-
<b>Total equity</b>		<u>165,933</u>	<u>170,547</u>	<u>96,073</u>	<u>107,515</u>

## Lum Chang Holdings Limited and its subsidiaries

### Condensed Interim Statement of Changes in Equity – Group

	Note	← Attributable to equity holders of the Company →						
		Share capital	Treasury shares	Capital and other reserves	Retained profits	Total	Non-controlling interests	Total equity
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>2024</b>								
<b>Balance as at 1 July 2023</b>		<b>86,572</b>	<b>(2,845)</b>	<b>30,805</b>	<b>52,281</b>	<b>166,813</b>	<b>3,734</b>	<b>170,547</b>
Net profit		-	-	-	7,361	7,361	1,900	9,261
Other comprehensive loss		-	-	(6,310)	-	(6,310)	(11)	(6,321)
<b>Total comprehensive (loss)/income</b>		<b>-</b>	<b>-</b>	<b>(6,310)</b>	<b>7,361</b>	<b>1,051</b>	<b>1,889</b>	<b>2,940</b>
Purchase of treasury shares	14	-	(458)	-	-	(458)	-	(458)
Dividends paid	7	-	-	-	(5,650)	(5,650)	-	(5,650)
Dividends paid to non-controlling shareholders of subsidiaries		-	-	-	-	-	(1,446)	(1,446)
<b>Total transactions with owners, recognised directly in equity</b>		<b>-</b>	<b>(458)</b>	<b>-</b>	<b>(5,650)</b>	<b>(6,108)</b>	<b>(1,446)</b>	<b>(7,554)</b>
<b>Balance as at 30 June 2024</b>		<b>86,572</b>	<b>(3,303)</b>	<b>24,495</b>	<b>53,992</b>	<b>161,756</b>	<b>4,177</b>	<b>165,933</b>
<b>2023</b>								
<b>Balance as at 1 July 2022</b>		<b>86,572</b>	<b>(2,845)</b>	<b>36,255</b>	<b>87,535</b>	<b>207,517</b>	<b>2,188</b>	<b>209,705</b>
Net (loss)/profit		-	-	-	(28,662)	(28,662)	1,052	(27,610)
Other comprehensive loss		-	-	(5,450)	-	(5,450)	4	(5,446)
<b>Total comprehensive loss</b>		<b>-</b>	<b>-</b>	<b>(5,450)</b>	<b>(28,662)</b>	<b>(34,112)</b>	<b>1,056</b>	<b>(33,056)</b>
Dividends paid	7	-	-	-	(6,592)	(6,592)	-	(6,592)
Capital contribution by a non-controlling shareholder of subsidiary		-	-	-	-	-	490	490
<b>Total transactions with owners, recognised directly in equity</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>(6,592)</b>	<b>(6,592)</b>	<b>490</b>	<b>(6,102)</b>
<b>Balance as at 30 June 2023</b>		<b>86,572</b>	<b>(2,845)</b>	<b>30,805</b>	<b>52,281</b>	<b>166,813</b>	<b>3,734</b>	<b>170,547</b>

## Lum Chang Holdings Limited and its subsidiaries

### Condensed Interim Statement of Changes in Equity – Company

	Note	← Attributable to equity holders of the Company →				
		Share	Treasury	Capital	Retained	Total
		capital	shares	and other reserves	profits	Total
		\$'000	\$'000	\$'000	\$'000	\$'000
<b>2024</b>						
<b>Balance as at 1 July 2023</b>		<b>86,572</b>	<b>(2,845)</b>	<b>3,182</b>	<b>20,606</b>	<b>107,515</b>
Net loss		-	-	-	(5,334)	(5,334)
Other comprehensive income		-	-	-	-	-
<b>Total comprehensive income</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,334)</b>	<b>(5,334)</b>
Purchase of treasury shares	14	-	(458)	-	-	(458)
Dividends paid	7	-	-	-	(5,650)	(5,650)
<b>Total transactions with owners, recognised directly in equity</b>		<b>-</b>	<b>(458)</b>	<b>-</b>	<b>(5,650)</b>	<b>(6,108)</b>
<b>Balance as at 30 June 2024</b>		<b>86,572</b>	<b>(3,303)</b>	<b>3,182</b>	<b>9,622</b>	<b>96,073</b>
<b>2023</b>						
<b>Balance as at 1 July 2022</b>		<b>86,572</b>	<b>(2,845)</b>	<b>3,182</b>	<b>21,945</b>	<b>108,854</b>
Net profit		-	-	-	5,253	5,253
Other comprehensive income		-	-	-	-	-
<b>Total comprehensive income</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>5,253</b>	<b>5,253</b>
Dividends paid	7	-	-	-	(6,592)	(6,592)
<b>Total transactions with owners, recognised directly in equity</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>(6,592)</b>	<b>(6,592)</b>
<b>Balance as at 30 June 2023</b>		<b>86,572</b>	<b>(2,845)</b>	<b>3,182</b>	<b>20,606</b>	<b>107,515</b>

## Lum Chang Holdings Limited and its subsidiaries

### Condensed Interim Consolidated Statement of Cash Flows

	Note	Group	
		FY2024	FY2023
		\$'000	\$'000
<b>Cash flows from operating activities</b>			
Net profit/(loss)		9,261	(27,610)
Adjustments for:			
Income tax expense	6	3,248	4,212
Share of losses of associated companies and joint ventures		3,532	2,480
Allowance for impairment of non trade receivables	5.1	-	55
Amortisation of club memberships	5.1	21	23
Depreciation of property, plant and equipment	5.1	5,624	6,116
Dividend income from financial assets, at FVOCI		(863)	(903)
Fair value losses/(gains) on investment properties	5.1	29	(77)
Fair value gain on financial liability, at FVPL	5.1	-	(547)
Fair value gain on financial assets, at FVPL	5.1	(1,989)	-
Impairment/(writeback) on club memberships		1	(2)
Gain on disposal of property, plant and equipment – net	5.1	(135)	(172)
Interest income	5.1	(1,431)	(1,557)
Finance expense	5.1	2,895	3,156
(Writeback of)/impairment of property, plant and equipment	5.1	(125)	986
Property, plant and equipment written off	5.1	57	46
Gain on disposal of club memberships	5.1	(326)	-
Operating cash flow before working capital changes		19,799	(13,794)
Change in working capital:			
- Trade and other receivables		(18,948)	(6,797)
- Contract assets		(28,285)	1,810
- Contract liabilities		(17,532)	24,221
- Other current assets		(3,026)	6,811
- Development properties/properties held for sale		701	12,528
- Trade and other payables and provision for other liabilities		37,755	2,480
Cash (used in)/generated from operations		(9,536)	27,259
Income tax paid		(304)	(1,739)
<b>Net cash (used in)/provided by operating activities</b>		<b>(9,840)</b>	<b>25,520</b>



**Lum Chang Holdings Limited and its subsidiaries**  
**Condensed Interim Consolidated Statement of Cash Flows (continued)**

	Group	
	FY2024 \$'000	FY2023 \$'000
<b>Cash flows from investing activities</b>		
Investment in a joint venture	(719)	-
Investment in an associated company	(23)	(26)
Dividends received from a joint venture	-	97
Dividends received from financial assets, at FVOCI	863	903
Interest income received	1,384	1,317
Proceeds from disposal of club memberships	430	-
Proceeds from disposal of property, plant and equipment	1,449	415
Proceeds from dissolution of a joint venture	-	235
Proceeds from disposal of financial assets, at amortised cost	-	4,000
Purchase of property, plant and equipment	(4,597)	(2,704)
Purchase of treasury shares	(458)	-
Purchase of investment properties	-	(701)
<b>Net cash (used in)/provided by investing activities</b>	<b>(1,671)</b>	<b>3,536</b>
<b>Cash flows from financing activities</b>		
Cash and cash equivalents pledged	(11)	34
Dividends paid	7 (5,650)	(6,592)
Dividends paid to non-controlling shareholders of subsidiaries	(1,446)	-
Proceeds from issuance of shares to non-controlling interest by a subsidiary	-	490
Bank facility fees	(25)	(32)
Interest paid	(2,852)	(3,127)
Proceeds from short term borrowings - net	26,267	-
Proceeds from bank and other loans	-	38,893
Repayment of bank and other loans	(22,436)	(43,339)
Repayment of lease liabilities and hire purchase loan	(2,018)	(2,040)
Repayment of other financial liabilities, at FVPL	(20,000)	-
<b>Net cash used in financing activities</b>	<b>(28,171)</b>	<b>(15,713)</b>
<b>Net change in cash and cash equivalents</b>	<b>(39,682)</b>	<b>13,343</b>
Cash and cash equivalents at beginning of financial year	90,480	78,675
Effect of changes in currency translation rates on cash and cash equivalents	(116)	(1,538)
<b>Cash and cash equivalents at end of financial year</b>	<b>50,682</b>	<b>90,480</b>

Cash and cash equivalents comprised the following:

	Group	
	FY2024 \$'000	FY2023 \$'000
Cash at bank and on hand	39,562	32,572
Short-term bank deposits	11,686	58,463
Less: Cash and cash equivalents pledged	(566)	(555)
<b>Cash and cash equivalents at end of financial year</b>	<b>50,682</b>	<b>90,480</b>

# Lum Chang Holdings Limited and its subsidiaries

## Notes to the Condensed Interim Financial Statements

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### 1. General information

Lum Chang Holdings Limited (the "Company") is listed on the Singapore Exchange and incorporated and domiciled in Singapore. The condensed interim consolidated financial statements as at and for the six months and full year ended 30 June 2024 comprise the Company and its subsidiaries (collectively, the "Group").

The principal activities of the Company are the holding of investments and provision of management services to the Group.

The principal activities of its subsidiaries during the financial year consist of construction, project management, property development for sale and property investment.

### 2. Basis of preparation

The condensed interim consolidated financial statements for the six months and full year ended 30 June 2024 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 consolidated 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 since the last annual financial statements for the year ended 30 June 2023.

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 2.1.

The condensed interim consolidated financial statements are presented in Singapore dollar which is the Company's functional currency.

#### 2.1. New and amended standards adopted by the Group

The Group has adopted the new or amended SFRS(I) and Interpretations of SFRS(I) ("INT SFRS(I)") that are mandatory for application from 1 July 2023. The application of these SFRS(I) and INT SFRS(I) did not result in significant changes to the Group's accounting policies and had no material effect on the condensed interim consolidated financial statements.

#### 2.2. Use of judgements and estimates

In preparing the condensed interim consolidated 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.

Estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

# **Lum Chang Holdings Limited and its subsidiaries**

## **Notes to the Condensed Interim Financial Statements (continued)**

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### **2. Basis of preparation (continued)**

#### **2.2. Use of judgements and estimates (continued)**

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 described in the Group's financial statements as at and for the year ended 30 June 2023.

### **3. Seasonal operations**

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

### **4. Segment and revenue information**

For management purposes, the Group is organized into three main business segments:

- (a) Construction
  - construction of buildings and building extensions, additions and alterations, refurbishment, and restoration of buildings.
- (b) Property development and investment
  - develops property for sale and/or holds properties for its own investment purposes and for hotel operations.
- (c) Investment holding and others
  - holding of investments and provision of management services to the companies within the Group

# Lum Chang Holdings Limited and its subsidiaries

## Notes to the Condensed Interim Financial Statements (continued)

### 4. Segment and revenue information (continued)

#### 4.1 Segment Information

	<u>Construction</u>	Property development <u>and investment</u>	Investment holding <u>and others</u>	<u>Elimination</u>	<u>Total</u>
	\$'000	\$'000	\$'000	\$'000	\$'000
<b><u>1 January 2024 to 30 June 2024</u></b>					
Revenue from external customers	255,672	12,038	101	-	267,811
Inter-segment revenue	-	668	7,211	(7,879)	-
<b>Segment results</b>	<b>6,806</b>	<b>1,208</b>	<b>(405)</b>	<b>-</b>	<b>7,609</b>
Finance expense	(304)	(934)	(365)	-	(1,603)
Profit/(loss) before income tax	6,502	274	(770)	-	6,006
Income tax expense	(1,273)	(753)	(5)	-	(2,031)
<b>Net profit/(loss)</b>	<b>5,229</b>	<b>(479)</b>	<b>(775)</b>	<b>-</b>	<b>3,975</b>
<b>Segment results include:</b>					
Interest income	149	205	559	-	913
Fair value loss on investment properties	-	(29)	-	-	(29)
Fair value gain on financial assets, at FVPL	-	-	1,989	-	1,989
Depreciation of property, plant and equipment	(2,319)	(410)	(164)	-	(2,893)
Share of losses of associated companies and joint ventures	-	(1,672)	-	-	(1,672)
<b><u>1 January 2023 to 30 June 2023</u></b>					
Revenue from external customers	182,233	14,311	159	-	196,703
Inter-segment revenue	298	642	15,054	(15,994)	-
<b>Segment results</b>	<b>(24,867)</b>	<b>5,054</b>	<b>(2,237)</b>	<b>-</b>	<b>(22,050)</b>
Finance expense	(55)	(1,046)	(590)	-	(1,691)
(Loss)/profit before income tax	(24,922)	4,008	(2,827)	-	(23,741)
Income tax expense	(4,119)	(683)	(2)	-	(4,804)
<b>Net (loss)/profit</b>	<b>(29,041)</b>	<b>3,325</b>	<b>(2,829)</b>	<b>-</b>	<b>(28,545)</b>
<b>Segment results include:</b>					
Interest income	86	255	716	-	1,057
Fair value gain on investment properties	50	27	-	-	77
Fair value gain on financial liabilities, at FVPL	-	-	547	-	547
Depreciation of property, plant and equipment	(2,431)	(625)	(32)	-	(3,088)
Share of losses of associated companies and joint ventures	-	(1,187)	-	-	(1,187)

# Lum Chang Holdings Limited and its subsidiaries

## Notes to the Condensed Interim Financial Statements (continued)

### 4. Segment and revenue information (continued)

#### 4.1 Segment Information (continued)

	<u>Construction</u> \$'000	<u>Property development and investment</u> \$'000	<u>Investment holding and others</u> \$'000	<u>Elimination</u> \$'000	<u>Total</u> \$'000
<b>1 July 2023 to 30 June 2024</b>					
Revenue from external customers	477,304	22,058	1,056	-	500,418
Inter-segment revenue	-	1,336	8,628	(9,964)	-
<b>Segment results</b>	15,821	1,864	(2,281)	-	15,404
Finance expense	(367)	(1,920)	(608)	-	(2,895)
Profit/(loss) before income tax	15,454	(56)	(2,889)	-	12,509
Income tax expense	(1,794)	(1,449)	(5)	-	(3,248)
<b>Net profit/(loss)</b>	13,660	(1,505)	(2,894)	-	9,261
<b>Segment results include:</b>					
Interest income	287	407	737	-	1,431
Fair value loss on investment properties	-	(29)	-	-	(29)
Fair value gain on financial assets, at FVPL	-	-	1,989	-	1,989
Depreciation of property, plant and equipment	(4,568)	(770)	(286)	-	(5,624)
Share of losses of associated companies and joint ventures	-	(3,532)	-	-	(3,532)
<b>1 July 2022 to 30 June 2023</b>					
Revenue from external customers	365,855	26,322	1,244	-	393,421
Inter-segment revenue	298	1,319	16,519	(18,136)	-
<b>Segment results</b>	(21,473)	5,135	(3,904)	-	(20,242)
Finance expense	(102)	(1,855)	(1,199)	-	(3,156)
(Loss)/profit before income tax	(21,575)	3,280	(5,103)	-	(23,398)
Income tax expense	(3,372)	(820)	(20)	-	(4,212)
<b>Net (loss)/profit</b>	(24,947)	2,460	(5,123)	-	(27,610)
<b>Segment results include:</b>					
Interest income	131	370	1,056	-	1,557
Fair value gain on investment properties	50	27	-	-	77
Fair value gain on financial liabilities, at FVPL	-	-	547	-	547
Depreciation of property, plant and equipment	(4,808)	(754)	(554)	-	(6,116)
Share of losses of associated companies and joint ventures	-	(2,480)	-	-	(2,480)

# Lum Chang Holdings Limited and its subsidiaries

## Notes to the Condensed Interim Financial Statements (continued)

### 4. Segment and revenue information (continued)

#### 4.1 Segment Information (continued)

	<u>Construction</u> \$'000	Property development and investment \$'000	Investment holding and others \$'000	<u>Elimination</u> \$'000	<u>Total</u> \$'000
<b><u>As at 30 June 2024</u></b>					
Segment assets	232,399	179,994	31,176	(5,648)	437,921
Deferred income tax assets					1,043
Consolidated total assets					<u>438,964</u>
<b>Segment assets include:</b>					
Investment in associates and joint ventures	-	20,204	40	-	20,244
Capital expenditure on property, plant and equipment	4,236	3	861	-	5,100
Segment liabilities	(193,037)	(8,222)	(2,860)	362	(203,757)
Borrowings					(67,630)
Deferred income tax liabilities and current income tax liabilities					(1,644)
Consolidated total liabilities					<u>(273,031)</u>

	<u>Construction</u> \$'000	Property development and investment \$'000	Investment holding and others \$'000	<u>Elimination</u> \$'000	<u>Total</u> \$'000
<b><u>As at 30 June 2023</u></b>					
Segment assets	176,121	190,000	73,912	(1,679)	438,354
Tax recoverable					1,593
Deferred income tax assets					1,817
Consolidated total assets					<u>441,764</u>
<b>Segment assets include:</b>					
Investment in associates and joint ventures	-	23,466	-	-	23,466
Capital expenditure on property, plant and equipment	3,420	110	265	-	3,795
Capital expenditure on investment properties	-	701	-	-	701
Segment liabilities	(178,824)	(4,853)	(21,191)	334	(204,534)
Borrowings					(65,625)
Deferred income tax liabilities and current income tax liabilities					(1,058)
Consolidated total liabilities					<u>(271,217)</u>

**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

**4. Segment and revenue information (continued)**

**4.2 Disaggregation of Revenue**

	Group		
	6 months ended 30 June 2024		
	At a point in time \$'000	Over time \$'000	Total \$'000
Revenue from construction contracts	-	255,372	255,372
Revenue from sale of properties	-	11,636	11,636
Management and technical assistance fees	-	208	208
Total revenue from contracts with customer	-	267,216	267,216
Rental income			595
Total revenue			267,811

	Group		
	6 months ended 30 June 2023		
	At a point in time \$'000	Over time \$'000	Total \$'000
Revenue from construction contracts	-	181,933	181,933
Revenue from sale of properties	9,177	4,555	13,732
Management and technical assistance fees	-	187	187
Project management fees	-	69	69
Total revenue from contracts with customer	9,177	186,744	195,921
Rental income			782
Total revenue			196,703

**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

**4. Segment and revenue information (continued)**

**4.2 Disaggregation of Revenue (continued)**

	Group		
	12 months ended 30 June 2024		
	At a point in time \$'000	Over time \$'000	Total \$'000
Revenue from construction contracts	-	476,709	476,709
Revenue from sale of properties	401	20,868	21,269
Management and technical assistance fees	-	390	390
Total revenue from contracts with customer	401	497,967	498,368
Rental income			1,187
Dividend income from financial assets, at FVOCI			863
Total revenue			500,418

	Group		
	12 months ended 30 June 2023		
	At a point in time \$'000	Over time \$'000	Total \$'000
Revenue from construction contracts	-	365,243	365,243
Revenue from sale of properties	19,562	5,565	25,127
Management and technical assistance fees	-	397	397
Project advisory and management fees	-	161	161
Total revenue from contracts with customer	19,562	371,366	390,928
Rental income			1,590
Dividend income from financial assets, at FVOCI			903
Total revenue			393,421



**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

**4. Segment and revenue information (continued)**

**4.2 Disaggregation of Revenue (continued)**

A breakdown of sales:

	Group			
	Financial year ended 30 June 2024	Financial year ended 30 June 2023	Increase/ (Decrease)	
	\$'000	\$'000	\$'000	%
Sales reported for the first half year	232,607	196,718	35,889	18%
Operating profit after taxation before deducting non-controlling interest reported for the first half year	5,286	935	4,351	465%
Sales reported for the second half year	267,811	196,703	71,108	36%
Operating profit/(loss) after taxation before deducting non-controlling interest reported for the second half year	3,975	(28,545)	32,520	NM *

Note \*: "NM" denotes not meaningful

**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

**5. Profit/(loss) before taxation**

**5.1 Profit/(loss) before tax is arrived at after crediting/(charging) the following:**

	Group			
	6 months ended 30 June 2024 \$'000	6 months ended 30 June 2023 \$'000	12 months ended 30 June 2024 \$'000	12 months ended 30 June 2023 \$'000
<b>Other income</b>				
Interest income	913	1,057	1,431	1,557
Government grants	113	631	405	1,509
Sundry income	529	517	1,038	1,017
	<u>1,555</u>	<u>2,205</u>	<u>2,874</u>	<u>4,083</u>
<b>Other gains – net</b>				
Fair value (losses)/gains on investment properties	(29)	77	(29)	77
Fair value gain on financial liability, at FVPL	-	547	-	547
Fair value gain on financial assets, at FVPL	1,989	-	1,989	-
Allowance for impairment of non-trade receivables	-	(27)	-	(55)
Gain on disposal of property, plant and equipment – net	111	42	135	172
Gain on sale of club memberships	326	-	326	-
Currency translation (losses)/gains – net	(57)	(434)	34	(775)
Currency translation (losses)/gains – reclassification from other comprehensive income	(507)	(6)	(878)	107
	<u>1,833</u>	<u>199</u>	<u>1,577</u>	<u>73</u>
<b>Expenses</b>				
Interest expense and bank facility fees	(1,603)	(1,691)	(2,895)	(3,156)
Depreciation of property, plant and equipment	(2,893)	(3,088)	(5,624)	(6,116)
Amortisation of club memberships	(9)	(11)	(21)	(23)
(Writeback of)/Impairment of property, plant and equipment	125	(986)	125	(986)
Property, plant and equipment written off	(47)	(37)	(57)	(46)

## Lum Chang Holdings Limited and its subsidiaries

### Notes to the Condensed Interim Financial Statements (continued)

#### 5.2 Significant related party transactions

The following transactions between the Group and related parties took place during the financial year:

	Group			
	6 months ended 30 June 2024 \$'000	6 months ended 30 June 2023 \$'000	12 months ended 30 June 2024 \$'000	12 months ended 30 June 2023 \$'000
<b>Joint ventures</b>				
Management services fees	90	90	180	180
<b>Directors or their associates</b>				
Revenue from construction contracts	-	88	-	88
Sale of properties	-	8,388	-	8,388
Rental income	38	29	76	29
Consultancy fees paid	-	-	-	(58)
<b>Non-controlling interest</b>				
Revenue from construction contracts	-	-	-	50
Lease payments	(28)	(38)	(51)	(38)

During the financial year ended 30 June 2024, the Group invested additional \$23,000 in cash, representing 25% of its shareholding interests, for additional 2,750 ordinary shares in PT Super Makmur Sejahtera ("PT Super"). This additional investment was mainly for working capital purposes.

The other 75% shareholding interest in PT Super is held by Cyan Bay Pte. Ltd., a wholly owned subsidiary of Ellipsiz Limited ("Ellipsiz"). Ellipsiz is considered a related party to the Company by virtue of common controlling shareholder and directors in the two companies.

**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

**6. Income tax expense**

Tax expense attributable to profit is made up of:

	Group			
	6 months ended 30 June 2024 \$'000	6 months ended 30 June 2023 \$'000	12 months ended 30 June 2024 \$'000	12 months ended 30 June 2023 \$'000
Current income tax				
- Singapore	536	695	1,140	964
- Foreign	637	189	1,369	219
	1,173	884	2,509	1,183
Deferred income tax*	769	3,898	769	4,333
	1,942	4,782	3,278	5,516
Under/(over) provision in prior financial periods/years				
- Current income tax	89	22	(30)	(1,304)
	2,031	4,804	3,248	4,212

\*Deferred income tax expenses relating to origination and reversal of temporary differences.

**7. Dividends**

	Group and Company	
	12 months ended 30 June 2024 \$'000	12 months ended 30 June 2023 \$'000
<u>Ordinary dividends paid:</u>		
Interim dividend paid in respect of the current financial year of 0.50 cents (2023: 0.75 cents) per ordinary share	1,883	2,825
Final dividend paid in respect of the previous financial year of 1.0 cents (2023: 1.0 cents) per ordinary share	3,767	3,767
Total dividends paid	5,650	6,592

The directors have proposed a final dividend for financial year 2024 of 1.0 cents per share, amounting to approximately \$3,746,000 subject to shareholders' approval in the upcoming Annual General Meeting. These financial statements do not reflect these proposed dividends, which will be accounted for in the shareholders' equity as an appropriation of retained profits in the financial year ending 30 June 2025.

**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

**8. Earnings/(loss) per share – basic and diluted**

	Group	
	12 months ended 30 June 2024	12 months ended 30 June 2023
Net profit/(loss) attributable to equity holders of the Company (\$'000)	7,361	(28,662)
Weighted average number of ordinary shares in issue for basic earnings per share ('000) for diluted earnings per share ('000)	<u>376,445</u>	<u>376,688</u>
Profit/(loss) per share (in cents per share)		
- Basic	1.96	(7.61)
- Diluted	<u>1.96</u>	<u>(7.61)</u>

The computation of diluted earnings per share does not assume conversion, exercise, or other issue of potential ordinary shares that would have an antidilutive effect on earnings per share.

**9. Net Asset Value**

	Group		Company	
	As at 30 June 2024	As at 30 June 2023	As at 30 June 2024	As at 30 June 2023
Net asset value* (\$'000)	<u>161,756</u>	<u>166,813</u>	<u>96,073</u>	<u>107,515</u>
Total number of issued shares (excluding treasury shares which have no voting rights) ('000)	<u>375,099</u>	<u>376,688</u>	<u>375,099</u>	<u>376,688</u>
Net asset value per ordinary share (in cents per share)	<u>43.12</u>	<u>44.28</u>	<u>25.61</u>	<u>28.54</u>

\* Net asset value is defined as shareholders' equity.

# Lum Chang Holdings Limited and its subsidiaries

## Notes to the Condensed Interim Financial Statements (continued)

### 10. Financial assets and financial liabilities

	Group		Company	
	As at 30 June 2024 \$'000	As at 30 June 2023 \$'000	As at 30 June 2024 \$'000	As at 30 June 2023 \$'000
<b>Financial assets at fair value</b>				
Financial assets at fair value through other comprehensive income (FVOCI)	13,104	19,827	-	-
Financial assets at fair value through profit or loss (FVPL)	1,991	-	-	-
<b>Financial assets at amortised cost</b>	<b>228,452</b>	<b>249,441</b>	<b>169,478</b>	<b>212,435</b>
<b>Financial liabilities at fair value</b>				
Financial Liabilities at fair value through profit or loss (FVPL)	-	20,000	-	20,000
<b>Financial liabilities at amortised cost</b>	<b>223,941</b>	<b>171,252</b>	<b>102,838</b>	<b>123,010</b>

#### *Fair value measurement*

The following table presents financial assets, at FVOCI measured at fair value and classified by level of the following fair value measurement hierarchy.

- (i) quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
- (ii) inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) (Level 2); and
- (iii) inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

The fair values of borrowings, trade and other receivables and trade and other payables approximate to their carrying amounts.

The fair value of financial assets, at FVOCI and financial liability, at FVPL are as disclosed:

	Level 3	
	Group \$'000	Company \$'000
<b>As at 30 June 2024</b>		
Financial assets, at FVOCI	13,104	-
Financial assets, at FVPL	1,991	-
<b>As at 30 June 2023</b>		
Financial assets, at FVOCI	19,827	-
Financial liability, at FVPL	20,000	20,000

**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

**10. Financial assets and financial liabilities (continued)**

*Fair value measurement (continued)*

The following table presents the changes in Level 3 instruments:

	Unlisted equity investments \$'000	Unlisted debt investments \$'000	Unlisted debt instruments \$'000
<b>As at 30 June 2024</b>			
Beginning of financial year	19,827	-	(20,000)
Repayment	-	-	20,000
Fair value losses recognised in other comprehensive income	(6,723)	-	-
Fair value gains recognised in profit or loss (Note 5.1)	-	1,989	-
Currency translation differences	-	2	-
End of financial year	13,104	1,991	-
<b>As at 30 June 2023</b>			
Beginning of financial year	21,241	-	(20,547)
Fair value losses recognised in other comprehensive income	(1,414)	-	-
Fair value gains recognised in profit or loss (Note 5.1)	-	-	547
End of financial year	19,827	-	(20,000)

## Lum Chang Holdings Limited and its subsidiaries

### Notes to the Condensed Interim Financial Statements (continued)

#### 10. Financial assets and financial liabilities (continued)

*Fair value measurement (continued)*

Valuation techniques and inputs used in Level 3 fair value measurements:

Financial assets, at FVOCI

Description	Fair value at 30 June 2024 ('000)	Fair value at 30 June 2023 ('000)	Valuation technique(s)	Significant unobservable input	Range of unobservable input	Relationship of unobservable input to fair value
Unlisted equity investment	\$11,844	\$16,963	Adjusted net asset value	Adjustments for lack of control and marketability	Lack of control 28.3% (2023:20%)  Lack of marketability 22.5% (2023:20%)	The higher the adjustments for lack of controls and marketability, the lower the fair value.
Unlisted equity investments	\$1,260	\$2,864	Market approach	Adjustment for lack of marketability (where applicable), EV/Revenue multiples, EV/EBITDA multiples	Lack of marketability 25% (2023:25%)  EV/Revenue multiples 3.80x (2023:5.80x)  EV/EBITDA multiples 12.50x (2023:12.50x)	The higher the adjustments for lack of marketability, the lower the fair value. The higher the adjustment for EV/Revenue and EV/EBITDA multiples, the higher the fair value.

Financial assets, at FVOCI comprises of investments in unlisted equity instruments and the fair values of these instruments are based on the adjusted net assets value or net assets value of the investee companies. This method is appropriate as the assets and liabilities of investee companies are primarily held at their respective fair values at the balance sheet date.

To arrive at the fair value of an unlisted equity instrument accounted for as FVOCI financial asset, downward adjustments are made to the net assets value of the investee company to account for the lack of control and marketability of the unlisted equity instrument. These adjustments incorporate assumptions based on market conditions existing at the balance sheet date and are based on studies of discounts for lack of control and marketability for similar typed instruments.



**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

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**10. Financial assets and financial liabilities (continued)**

*Fair value measurement (continued)*

Valuation techniques and inputs used in Level 3 fair value measurements:

Financial assets, at FVPL

<b>Description</b>	<b>Fair value at 30 June 2024 ('000)</b>	<b>Fair value at 30 June 2023 ('000)</b>	<b>Valuation technique(s)</b>	<b>Significant unobservable input</b>	<b>Range of unobservable input</b>	<b>Relationship of unobservable input to fair value</b>
Unlisted convertible debt	\$1,991	-	Discounted cash flow**	Risk adjusted discount rate	4.0%	The higher the discounted rate the lower the fair value.

\*\*Financial asset, at FVPL comprises of an investment in a convertible loan instrument, whose fair value is derived by discounting the cash flows expected to be received from the sale.

## Lum Chang Holdings Limited and its subsidiaries

### Notes to the Condensed Interim Financial Statements (continued)

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#### 11. Investment properties

Investment properties of the Group include residential, commercial and industrial properties that are held for long-term rental yields and/or for capital appreciation. They are mainly leased to third parties under operating leases. A portion of an investment property which is designated to house the Group's corporate offices is classified as property, plant and equipment.

Investment properties are initially recognised at cost and subsequently carried at fair value. Changes in fair values are recognised in profit or loss.

	Group	
	FY2024 \$'000	FY2023 \$'000
Beginning of financial year	20,591	19,286
Reclassification (to)/from property, plant and equipment	(1,169)	527
Addition of investment property	-	701
Fair value (losses)/gains recognised in profit or loss	(29)	77
End of financial year	<u>19,393</u>	<u>20,591</u>

The addition during the preceding financial year relates to a residential property bought in Bangkok, Thailand.

# Lum Chang Holdings Limited and its subsidiaries

## Notes to the Condensed Interim Financial Statements (continued)

### 11. Investment properties (continued)

#### 11.1 Valuation

The Group engaged external, independent and qualified valuers to determine the fair value of the Group's investment properties as at 30 June 2024 based on the properties' highest and best use.

Changes in Level 3 fair values as assessed by the external valuers are reviewed by the directors.

#### Valuation techniques and inputs used in Level 3 fair value measurements

The Direct Market Comparison Method where properties are valued using transacted prices for comparable properties in the vicinity and elsewhere with necessary adjustments made for differences in location, tenure, size, design, layout, age and condition of the buildings, availability of car parking facilities, dates of transactions and the prevailing market conditions. The most significant inputs to the valuation approach would be the adopted value per square meter.

The following table presents the valuation techniques and key inputs that were used to determine the fair value of investment properties categorised under Level 3 of the fair value hierarchy at 30 June 2024:

Fair value at 30 June 2024 ('000)	Valuation technique (s)	Unobservable inputs*	Range of unobservable inputs (probability weighted average)	Relationship of unobservable inputs to fair value
<b>Commercial properties in Singapore</b>				
\$18,694 (2023: \$19,863)	Direct Market Comparison Method	Adopted value per square meter of gross floor area	\$5,727 to \$29,200 per sq.m. (2023: \$5,727 to \$29,200 per sq.m.)	The higher the adopted value, the higher the fair value
<b>Residential property in Thailand</b>				
\$699 (2023: \$728)	Direct Market Comparison Method	Adopted value per square meter of gross floor area	\$11,218 per sq.m. (2023: \$11,675 per sq.m)	The higher the adopted value, the higher the fair value

\* There were no significant inter-relationships between unobservable inputs.

**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

**12. Property, plant and equipment**

During the financial year ended 30 June 2024, the Group acquired assets amounting to \$5,100,000 (2023: \$3,795,000), modification of leases amounting to \$220,000 (2023: \$1,272,000) and disposed assets amounting to \$1,843,000 (2023: \$289,000).

**13. Borrowings**

Borrowings excluding lease liabilities and finance leases:

	Group		Company	
	As at 30 June 2024 \$'000	As at 30 June 2023 \$'000	As at 30 June 2024 \$'000	As at 30 June 2023 \$'000
<u>Amount repayable within one year</u> (net of transaction costs)				
Secured	3,923	2,536	-	-
Unsecured	30,000	25,000	6,000	25,000
<u>Amount repayable after one year</u> (net of transaction costs)				
Secured	31,128	33,730	-	-

The secured borrowings of the Group as at 30 June 2024 are secured by the Group's development properties and a leasehold property.

**13.1 Other financial liability, at fair value through profit or loss ("FVPL")**

	Group and Company	
	FY2024 \$'000	FY2023 \$'000
Beginning of financial year	20,000	20,547
Repayment	(20,000)	-
Fair value gains recognised in profit or loss (Note 5.1)	-	(547)
End of financial year	-	20,000
<b>Unlisted debt instruments</b>		
<i>At fair value - Singapore*</i>		
Current	-	20,000

\* Relates to an interest bearing (at 2% p.a.) convertible loan from Risa Partners Inc., pursuant to a convertible loan agreement undertaken on 25 June 2021 (Note 14.1). The Company had fully repaid the loan in cash during the financial year 2024.

**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

**14. Share capital and treasury shares**

	← No. of ordinary shares →		← Amount →	
	Issued share capital '000	Treasury shares '000	Issued share capital \$'000	Treasury shares \$'000
<u>Group and Company</u>				
<b>30 June 2024</b>				
Beginning of financial year	385,030	(8,342)	86,572	(2,845)
Purchase of treasury shares	-	(1,589)	-	(458)
End of financial year	385,030	(9,931)	86,572	(3,303)
<b>30 June 2023</b>				
Beginning and end of financial year	385,030	(8,342)	86,572	(2,845)

All issued ordinary shares are fully paid. There is no par value for these ordinary shares. Fully paid ordinary shares (except treasury shares) carry one vote per share and carry a right to dividends as and when declared by the Company.

The Company's issued and fully paid-up shares as at 30 June 2024 comprised 375,099,004 (30 June 2023: 376,688,104) ordinary shares with voting rights and 9,930,600 (30 June 2023: 8,341,500) treasury shares with no voting rights. There were no sales, transfers, disposals, cancellation and/or use of treasury shares during the financial year ended 30 June 2024 and 30 June 2023.

The Company acquired 1,589,100 (30 June 2023: NIL) of its ordinary shares by way of on-market purchase for a total consideration of \$457,502 with acquisition price ranging from \$0.276 to \$0.321 per share (30 June 2023: \$NIL) and held them as treasury shares.

**Lum Chang Holdings Limited and its subsidiaries**  
**Notes to the Condensed Interim Financial Statements (continued)**

**14. Share capital and treasury shares (continued)**

**14.1 Convertible Loan (Other financial liabilities, at FVPL)**

The number of Shares that may be issued on the convertible loan outstanding as at financial year ended is as follows:

	Group and Company	
	As at 30 June 2024	As at 30 June 2023
Number of shares that may be issued on conversion of all outstanding loan (Note 13.1)	-	45,454,546
Total number of issued shares (excluding treasury shares and subsidiary holdings)	375,099,004	376,688,104

On 25 June 2021, the Company had entered into a convertible loan agreement ("CLA") with an unrelated company, Risa Partners, Inc (the "Lender"), pursuant to which the Lender agreed to extend an interest bearing (at 2% p.a.) convertible loan of S\$20 million. The Company had drawn down the full loan on 21 July 2021. The convertible loan is convertible into 45,454,546 ordinary shares of the Company within two years of the draw down date, or extended by the Lender to three years of the draw down date, at a conversion price of \$0.44 per share subject to adjustments in accordance with the provisions of the CLA. During the current financial year, the other financial liabilities, at FVPL was fully repaid in cash.

**15. Reclassification**

The following comparative amounts relating to the balance sheet of the Company at 30 June 2023 have been reclassified to conform with current year's presentation:

	Company		
	Amount before reclassification \$'000	Reclassification \$'000	Amount after reclassification \$'000
<b>As at 30 June 2023</b>			
<b>Current assets</b>			
Trade and other receivables	32,004	10,586	42,590
<b>Non-Current assets</b>			
Trade and other receivables	129,442	(10,586)	118,856

**16. Subsequent events**

There are no known subsequent events which would lead to adjustments to this set of interim financial statements.

# Lum Chang Holdings Limited and its subsidiaries

## Other Information Required by Listing Rule Appendix 7.2

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### 1. Review

The condensed consolidated statement of financial position of the Company and its subsidiaries as at 30 June 2024 and the related condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period and full year then ended and certain explanatory notes have not been audited or reviewed by the Company auditors.

### 2. Review of performance of the Group

(a) Group performance review for the financial year ended 30 June 2024 ("FY24") compared to the financial year ended 30 June 2023 ("FY23")

#### *Condensed Consolidated Income Statement*

#### **Revenue**

The Group reported revenue of \$500.4 million in FY24, increase of 27% or \$107.0 million from \$393.4 million in FY23. The increase was mainly attributable to higher revenue generated from the Construction segment of \$111.4 million, partially offset by lower revenue generated from the Property segment of \$4.2 million.

The revenue from the Construction segment increased by 30% or \$111.4 million, from \$365.9 million in FY23 to \$477.3 million in FY24. The increase reflected the improvement in level of construction activities from the various on-going projects as well as commencement of some new projects during the financial year under review.

The revenue from Property segment decreased by 16% or \$4.2 million, from \$26.3 million in FY23 to \$22.1 million in FY24. The decrease in sales from the Group's Singapore development was the main factor for the decrease in revenue from the Property segment. Included in FY23 was the sale of two semi-detached units (\$16.8 million) from the Group's residential development in Singapore. All units in this development were sold prior to FY24. The sales from the Group's residential development in Malaysia was the main contributor in FY24 for the Property segment. Revenue reported from this development increased by \$12.9 million in FY24 compared to FY23 as there were more sales with slightly improved market conditions.

#### **Gross Profit**

As a result of the above, the Group's gross profit increased from \$3.7 million in FY23 to \$41.1 million in FY24. The higher gross profit was mainly attributable to cost savings from finalisation of accounts with subcontractors and customers for completed construction projects. The gross profits for FY23 was much lower mainly attributable to increased construction costs arising from prolonged construction period and higher materials, labour and subcontractor costs.

#### **Other income**

Other income mainly comprised government grants, interests from bank deposits and other sundry income. The Group's other income decreased by 30% or \$1.2 million, from \$4.1 million in FY23 to \$2.9 million in FY24 mainly due to lower government grants and interest income from bank deposits.

## Lum Chang Holdings Limited and its subsidiaries

### Other Information Required by Listing Rule Appendix 7.2

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#### 2. Review of performance of the Group (continued)

- (a) Group performance review for the financial year ended 30 June 2024 ("FY24") compared to the financial year ended 30 June 2023 ("FY23") (continued)

*Condensed Consolidated Income Statement (continued)*

#### **Other gains – net**

Other gains - net increased from \$0.07 million in FY23 to \$1.6 million in FY24. The increase was mainly due to a fair value gain on an unlisted convertible debt investment of \$2.0 million.

#### **Expenses**

Distribution and marketing expenses decreased by 54% or \$0.2million, from \$0.4 million in FY23 to \$0.2 million in FY24 mainly due to lower marketing expenses incurred for Group's residential development in Malaysia.

Administrative and general expenses increased by 5% or \$1.1 million, from \$25.3 million to \$26.4 million in FY24. Higher expenses reported in FY24 was mainly due to increase in staff costs for Construction segment.

The Group's finance expenses have decreased by 8% or \$0.3 million, from \$3.2 million in FY23 to \$2.9 million in FY24 mainly due to full repayment of the Company's \$40.0 million term and convertible loans in early FY24.

#### **Share of losses of joint ventures**

The share of losses of joint ventures for FY24 was \$3.7 million compared to \$2.7 million in FY23. These losses mainly arose from a joint venture company which owns the integrated development, Tekka Place in Singapore. The higher loss in FY24 was mainly due to increased interest expenses amid the continued hike in interest rates in FY24.

#### **Profit/(loss) before income tax**

Overall, the Group reported a profit before income tax of \$12.5 million in FY24 compared to a loss before income tax of \$23.4 million in FY23. The improved result in FY24 was mainly due to better performance from the Group's Construction segment.



## Lum Chang Holdings Limited and its subsidiaries

### Other Information Required by Listing Rule Appendix 7.2

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#### 2. Review of performance of the Group (continued)

##### (b) Group Financial Position

##### **Trade and other receivables (Current + Non-current)**

Total trade and other receivables of \$175.8 million as at 30 June 2024 increased by \$19.0 million compared to \$156.8 million as at 30 June 2023 mainly due to higher billings for on-going construction projects arising from increased activities.

##### **Contract assets**

Contract assets as at 30 June 2024 was \$90.6 million compared to \$62.3 million as at 30 June 2023. The increase of \$28.3 million was mainly due to increase in work carried out but not yet certified by clients for several on-going construction projects.

##### **Other current/ non-current assets**

Total other current/ non-current assets as at 30 June 2024 was \$11.3 million compared to \$8.2 million as at 30 June 2023. The increase of \$3.1 million was mainly due to additional advances extended to subcontractors for the on-going construction projects during the financial year.

##### **Trade and other payables (Current + Non-current)**

Total trade and other payables of \$156.8 million as at 30 June 2024 increased by \$50.8 million compared to \$106.0 million as at 30 June 2023. The increase was mainly due to increase in certified work performed by subcontractors as construction activities increased.

##### **Contract liabilities**

Contract liabilities decreased from \$30.6 million as at 30 June 2023 to \$13.0 million as at 30 June 2024, mainly due to construction revenue recognition upon fulfillment of work obligations.

##### **Provision for other liabilities**

Provision for other liabilities decreased from \$48.0 million as at 30 June 2023 to \$33.9 million as at 30 June 2024, mainly due to utilisation of foreseeable losses that were previously provided for a construction project.

##### **Borrowings (Current + Non-current)**

Total borrowings increased from \$65.6 million as at 30 June 2023 to \$67.6 million as at 30 June 2024. The net increase of \$2.0 million was due to drawdown of short-term facilities for working capital purposes.

## **Lum Chang Holdings Limited and its subsidiaries**

### **Other Information Required by Listing Rule Appendix 7.2**

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#### **2. Review of performance of the Group (continued)**

##### **(c) Review of Consolidated Statement of Cash Flows**

Cash and cash equivalents as at 30 June 2024 were \$50.7 million compared to \$90.5 million as at 30 June 2023. The net cash outflow of \$39.8 million takes into account net cash used in operations of \$9.8 million and net cash used in investing activities of \$1.7 million and net cash outflow for financing activities of \$28.2 million.

Net cash used for financing activities of \$28.2 million was mainly attributable to (i) net repayment of other financial liabilities, at FVPL of \$20.0 million (ii) dividends paid to shareholders of \$5.7 million; and (iii) interest paid of \$2.9 million.

Please refer to the cashflow statements for the Group for further details.

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

Not applicable.

## **Lum Chang Holdings Limited and its subsidiaries**

### **Other Information Required by Listing Rule Appendix 7.2**

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#### **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 reporting period and the next 12 months.**

In its August 2024 report, the Ministry of Trade and Industry (MTI) narrowed its full-year growth forecast for 2024 to 2.0% to 3.0%, from the earlier estimate of 1.0% to 3.0%. It indicated that on balance, Singapore's external demand outlook is expected to be resilient for the rest of 2024.

In the second quarter of 2024, the Singapore economy grew by 2.9% on a year-on-year basis, extending the 3.0% growth in the previous quarter.

The construction sector grew by 3.8% year-on-year in the second quarter, extending the 4.1 per cent growth in the previous quarter. Growth during the quarter was supported by an increase in both public and private sector construction output.

Despite the growth in the construction sector, the Group anticipates that challenging operational conditions will persist due to an increasingly competitive tendering environment, high material costs, shortage of manpower and overall rising construction costs. The Group's construction division continues to remain focused on shortening delays and executing the order book on hand, while managing overheads and manpower requirements. In tandem, the Group will continue to leverage on its competitive advantage and capabilities to pursue new projects selectively.

As at 30 June 2024, the Group's outstanding value of construction projects in progress is \$1.0 billion.

## Lum Chang Holdings Limited and its subsidiaries

### Other Information Required by Listing Rule Appendix 7.2

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#### 5. Dividend Information

##### (a) Current Financial Year Reported On

Any dividend declared for the current financial year reported on?

Yes

<b>Name of dividend</b>	Interim Dividend	Final (proposed)
<b>Dividend type</b>	Cash	Cash
<b>Dividend per share</b>	0.50 cents per ordinary share	1.00 cents per ordinary share
<b>Tax Rate</b>	Tax exempt (1-Tier)	Tax exempt (1-Tier)

##### (b) Immediately Preceding Financial Year

Any dividend declared for the immediately preceding financial year?

Yes

<b>Name of dividend</b>	Interim Dividend	Final
<b>Dividend type</b>	Cash	Cash
<b>Dividend per share</b>	0.75 cents per ordinary share	1.00 cents per ordinary share
<b>Tax Rate</b>	Tax exempt (1-Tier)	Tax exempt (1-Tier)

##### (c) Date payable

To be announced later.

##### (d) Record date

The Company will give notice of its record date later.

## Lum Chang Holdings Limited and its subsidiaries

### Other Information Required by Listing Rule Appendix 7.2

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#### 6. Interested Party Transactions

The Group has not obtained a general mandate from shareholders of the Company for Interested Party Transactions.

#### 7. Confirmation by the Board pursuant to Rule 705(5) of the Listing Manual

Not applicable for the full year announcement.

#### 8. Confirmation pursuant to Rule 720(1) of the Listing Manual

The Company confirms that it has procured undertakings from all its directors and executive officers in the format as set out in Appendix 7.7 in compliance with Listing Rule 720(1).

#### 9. Disclosure of acquisition and realization of shares pursuant to Rule 706A of the Listing Manual

Below are acquisition and realization of shares pursuant to Rule 706A during the second half of the financial year ended 30 June 2024:

##### (A) Incorporation of subsidiaries, joint venture and associated company:

<b>Name</b>	:	<b>Gourmet Gateway Sdn. Bhd.</b>
Country of Incorporation	:	Malaysia
Date of Incorporation	:	19 March 2024
Paid-up Registered Capital	:	MYR200,000
Principal Activities	:	Investment holding and general trading activities
Effective Interest held	:	50% indirectly through a joint venture

Gourmet Gateway Sdn. Bhd. ("Gourmet") and an unrelated party, had on 18 June 2024 established four 50% joint venture entities incorporated in Malaysia, namely Songngu Vietnamese Cuisine Sdn. Bhd., Somboon Thai Cuisine Sdn. Bhd, Angean Blue Cuisine Sdn. Bhd. and Eer Dun Hotpot Sdn. Bhd. ("Entities"). The principal activity of these Entities is in the operation of restaurants. Gourmet was allotted 350,000 ordinary shares worth MYR350,000 in each of the Entities. With this establishment, the Company effectively held 25% in each of these Entities, making them indirect associated companies.

<b>Name</b>	:	<b>Quintessential Builder Pte. Ltd.</b>
Country of Incorporation	:	Singapore
Date of Incorporation	:	21 May 2024
Paid-up Registered Capital	:	S\$10
Principal Activities	:	Other specialised construction and related activities
Effective Interest held	:	28.56% indirectly through a non-wholly owned subsidiary

The above transactions do not have a material impact on the consolidated net tangible assets or earnings per share of the Company for the financial year ended 30 June 2024.

None of the Directors nor controlling shareholders of the Company has any interest, direct or indirect, in the above transactions save for their respective interests, through their shareholdings and/or directorships, as the case may be, in the Group.

**Lum Chang Holdings Limited and its subsidiaries**  
**Other Information Required by Listing Rule Appendix 7.2**

**10. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder**

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Adrian Lum Wen Hong	48	<p>Son of David Lum Kok Seng (Managing Director and substantial shareholder)</p> <p>Nephew of Raymond Lum Kwan Sung (Executive Chairman and substantial shareholder)</p> <p>Brother of Kelvin Lum Wen Sum (Non independent Non executive Director)</p>	<p>(i) Position: Director, Property Development</p> <p>Duties: Responsible for formulating business strategy and identifying investment opportunities, land and property development and potential joint ventures, and business acquisitions for the Group.</p> <p>Date when position was first held: 15 September 2015</p> <p>(ii) Position: Alternate director to David Lum Kok Seng</p> <p>Date of appointment: 27 August 2021</p>	N.A.
Lum Wen Yan Emyln	40	<p>Daughter of Raymond Lum Kwan Sung (Executive Chairman and substantial shareholder)</p> <p>Niece of David Lum Kok Seng (Managing Director and substantial shareholder)</p> <p>Cousin of Kelvin Lum Wen Sum (Non independent Non executive Director)</p> <p>Cousin of Adrian Lum Wen Hong (Alternate director to David Lum Kok Seng)</p> <p>Cousin of Clement Leow Wee Kia (Non executive independent Director)</p>	<p>Position: Vice President, Finance</p> <p>Duties: Finance</p> <p>Date when position was first held: 25 July 2018</p>	N.A.

**BY ORDER OF THE BOARD**  
YAP LAY HOON  
WONG YI  
COMPANY SECRETARIES  
27 AUGUST 2024