STRAITS TRADING
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MEDIA RELEASE

STRAITS TRADING DELIVERS IMPROVED RESULTS IN 1H2026

- *Revenue rose 49.5% to $400.0 million, driven by stronger contributions from Resources and Real Estate segments*
- *Loss attributable to owners of the Company narrowed to $11.1 million, while EBITDA remained broadly stable supported by stronger Resources performance and the absence of the prior year's non-cash Exchangeable Bonds remeasurement loss*
- *Net gearing reduced to 57.5% as at 30 June 2026, from 61.8% as at 31 December 2025*

SINGAPORE – 14 August 2026 – The Straits Trading Company Limited ("**Straits Trading**" or the "**Group**") reported revenue growth of 49.5% to $400.0 million for the six months ended 30 June 2026 ("**1H2026**") from $267.5 million in the corresponding period last year ("**1H2025**"), led by the Resources and Real Estate segments. Earnings before interest expense, tax, depreciation, and amortisation ("**EBITDA**") was broadly stable at $53.8 million in 1H2026, compared with $55.3 million in 1H2025, as stronger earnings from Resources were largely offset by softer contributions from the Real Estate and Hospitality segments. The Group narrowed its loss attributable to owners of the Company to $11.1 million in 1H2026, from $40.8 million in 1H2025. The narrower loss was mainly driven by stronger performance from the Group's Resources segment and the absence of non-cash remeasurement loss on the Exchangeable Bonds recognised in 1H2025.

As at 30 June 2026, the Group's cash and bank balances stood at $280.4 million, down from $488.4 million as at 31 December 2025, mainly due to the settlement of bank loans. Net gearing declined to 57.5%, from 61.8% as at end-FY2025.

<u>Resources segment</u>

The Group's Resources segment, through its subsidiary, Malaysia Smelting Corporation Berhad ("**MSC**"), delivered a strong performance in 1H2026. Profit after tax grew to $29.6 million on the back of a 54.4% rise in revenue to $351.2 million. The improvement was driven by higher average tin prices and higher tin sales volume, as well as enhanced operational efficiency.

In March 2026, MSC commenced construction of a new rotary furnace to provide on-site smelting at its Rahman Hydraulic Tin ("**RHT**") mine in Klian Intan, Perak. With a planned capacity of 10 tonnes per day, the furnace will supplement smelting capacity during scheduled maintenance of the main Top Submerged Lance ("**TSL**") furnace at MSC's Pulau Indah smelter. Completion of the project is targeted for the third quarter of 2026. Following the closure of the Butterworth plant, the Group's tin smelting activities are now fully consolidated at the modern and more efficient Pulau Indah facility.

Tin fundamentals remain supportive. Demand is expected to stay firm, supported by applications in artificial intelligence, data centres, semiconductors, photovoltaic panels and other energy transition technologies. Supply, meanwhile, remains tight and may be affected by regulatory and policy developments in key producing countries such as Indonesia, Myanmar and the Democratic Republic of the Congo. MSC continues to focus on raising output through expanded mining activities and modernised processing, and is evaluating new mining joint ventures.

Real Estate segment

Revenue from Real Estate segment rose 21.8% to $48.8 million in 1H2026, mainly due to stronger contributions from the Group's South Korean logistics asset, Australian logistics portfolio and Crowne Plaza Penang Straits City. The segment recorded a wider loss after tax of $15.5 million, compared to $13.2 million in 1H2025. This was mainly due to the reclassification of foreign currency translation and hedging reserves to profit or loss following the disposal of certain foreign operations, together with net foreign exchange losses. The wider loss was partly offset by the improved share of results of associates and joint ventures.

Asset valuations, funding costs and investor sentiment remained under pressure in 1H2026, amid a strong Singapore dollar, uncertain interest rates and elevated geopolitical and trade tensions. In response, the Group continued to manage its portfolio through disciplined divestments and capital recycling. In January 2026, the Group divested the Arenas Yeongjong Logistics development in South Korea, delivering a project-level internal rate of return of over 20% and an equity multiple of over 3.0x.

Straits City Future City

In Malaysia, Penang continued to attract manufacturing investment in 1H2026, supported by its established manufacturing and semiconductor ecosystem. In its second year of operation, Crowne Plaza Penang Straits City continued to build its presence in Northern Malaysia. Penang's attraction of high-value manufacturing investment, together with the ongoing development of the Mutiara Line, is expected to enhance connectivity and support the long-term attractiveness of the Straits City precinct.

Hospitality segment

The Hospitality segment, through the Group's 30%-owned Far East Hospitality Holdings Pte. Ltd. ("**FEHH**"), narrowed its loss after tax to $0.1 million in 1H2026, from $1.7 million in 1H2025. The improvement reflected stronger operating performance, supported by a currency translation gain from the appreciation of the Australian dollar during the period.

Operating conditions are expected to remain mixed across markets amid ongoing macroeconomic and geopolitical uncertainty. FEHH remains focused on scaling its asset-light management platform, while maintaining active asset management, cost discipline and operational efficiency, and pursuing selective asset enhancement initiatives to strengthen competitiveness.

Group outlook

The global economic environment is expected to remain uncertain in 2026 amid ongoing geopolitical tensions, military conflicts and trade-related measures among major economies. Inflationary pressures are expected to persist in the near term due to higher energy and shipping costs while interest rates in major developed markets are likely to remain above historical levels, constraining credit availability and investment appetite in certain sectors. At the same time, currency markets are expected to stay volatile as capital flows adjust to geopolitical risk and shifting monetary policy expectations.

Against this backdrop, the Group is committed to a prudent and disciplined approach to capital management that prioritises financial resilience, liquidity and investments that generate long-term value while managing currency and market risk where appropriate.

Ms Chew Gek Khim, Executive Chairman of Straits Trading, said, "These results reflect the contributions from our diversified portfolio across resources, real estate and hospitality. Resources performed strongly, benefiting from tin prices that held at historically high levels on tight global supply. Real estate is working through a difficult market, and we are managing it. We have taken the opportunity to reduce debt and direct capital to its best uses. The environment remains uncertain, but our priorities are clear, and we are investing today in the businesses that will carry the Group forward."

The Group is preparing to pilot *The Silver Movement,* an integrated independent living value chain spanning property, operations and services for seniors.

SUMMARY OF RESULTS:

S$ million	1H2026	1H2025	% Chg
Revenue	400.0	267.5	49.5
EBITDA	53.8	55.3	(2.7)
Profit/(loss) before tax	18.2	(27.6)	NM
Profit/(loss) after tax	6.3	(35.8)	NM
Loss attributable to owners of the Company	(11.1)	(40.8)	(72.7)
Total comprehensive income	23.2	(20.4)	NM
EPS (Singapore cents)	(2.4)	(9.0)	(73.3)

For the full STC Financial Statements, please visit our website: www.straitstrading.com.sg

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About The Straits Trading Company Limited

Incorporated in 1887, The Straits Trading Company Limited (SGX:S20) is a conglomerate-investment company with operations and financial interests in resources, property, and hospitality. These include strategic stakes in one of the world's leading tin producers, Malaysia Smelting Corporation Berhad, which is dual listed on Bursa Malaysia and the Singapore Exchange Securities Trading Limited and Far East Hospitality Holdings as well as a diversified property portfolio that is wholly owned by the Group.

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