HOTEL GRAND CENTRAL LIMITED
Company Registration No. 196800243H

Unaudited Condensed Financial Statements as at and for the Half Year Ended 30 June 2026

Contents

A. Condensed Interim Consolidated Income Statement

		Group	
		6 months ended 30 June 2026	6 months ended 30 June 2025
Revenue	Note	$'000	$'000
Hotel operations	4	69,198	63,149
Rental income from investment properties	4	5,536	5,672
Total revenue		**74,734**	**68,821**
Other income		1,198	1,023
Total revenue and other income		**75,932**	**69,844**
Costs and expenses			
Staff costs		(28,079)	(24,286)
Depreciation and amortisation		(11,367)	(11,597)
Hotel operating expenses		(27,939)	(27,862)
Total costs and expenses		**(67,385)**	**(63,745)**
Profit from operating activities	6.1	**8,547**	**6,099**
Finance costs		(1,132)	(1,798)
Interest income from fixed deposits		4,375	4,924
Foreign exchange gain/(loss)		3,492	(1,737)
Share of results of associates		(451)	(355)
Profit before tax	6.1	**14,831**	**7,133**
Income tax expense	7	(3,631)	(3,704)
Profit net of tax attributable to owners of the Company		**11,200**	**3,429**

B. Condensed Interim Consolidated Statement of Comprehensive Income

	Note	Group	
		6 months ended 30 June 2026	**6 months ended 30 June 2025**
		$'000	**$'000**
Profit net of tax		11,200	3,429
Other comprehensive income:			
Item that will not be reclassified to profit or loss			
Net gain/(loss) on fair value changes of equity investments at fair value through other comprehensive income		7,912	(396)
		7,912	(396)
Item that may be reclassified subsequently to profit or loss			
Foreign currency translation		11,205	(3,918)
Other comprehensive income, net of tax		19,117	(4,314)
Total comprehensive income		**30,317**	**(885)**
Total comprehensive income attributable to:			
Owners of the Company		30,317	(885)
		30,317	**(885)**
Earnings per ordinary share of the Group based on net profit attributable to owners of the Company:			
(a) based on the weighted average number of shares	**15**	1.51 cents	0.46 cents
(b) on a fully diluted basis	**15**	1.51 cents	0.46 cents

C. Condensed Interim Statements of Financial Position

	Note	Group		Company	
		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
		S$'000	S$'000	S$'000	S$'000
Non-current assets					
Property, plant and equipment	**11**	1,003,039	1,001,570	240,156	240,639
Investment properties	**12**	105,211	106,591	-	-
Investments in subsidiaries		-	-	362,155	362,155
Investments in associates		5,092	5,485	7,531	7,531
Investment securities		41,413	32,813	41,413	32,813
Goodwill		612	591	-	-
		1,155,367	1,147,050	651,255	643,138
Current assets					
Inventories		927	949	16	15
Trade and other receivables		6,646	5,399	1,765	1,553
Prepaid operating expenses		3,086	3,023	129	225
Fixed deposits		273,553	270,684	112,003	109,635
Cash and bank balances		56,984	47,305	2,710	2,463
		341,196	327,360	116,623	113,891
Current liabilities					
Trade and other payables		16,802	15,029	5,484	5,736
Accrued operating expenses		3,370	3,390	677	1,475
Deferred income		691	486	-	-
Income tax payable		1,759	1,994	495	524
Lease liabilities		235	246	45	54
Loans and borrowings	**13**	62,212	63,028	-	-
		85,069	84,173	6,701	7,789
Net current assets		**256,127**	**243,187**	**109,922**	**106,102**
Non-current liabilities					
Lease liabilities		3,535	3,594	107	125
Deferred tax liabilities		153,113	151,023	13,507	13,335
Net assets		**1,254,846**	**1,235,620**	**747,563**	**735,780**
Equity attributable to owners of the Company					
Share capital	**14**	515,009	515,009	515,009	515,009
Fair value adjustment reserve		25,057	17,145	25,057	17,145
Asset revaluation reserve		691,474	691,474	184,844	184,844
Foreign currency translation reserve		(198,797)	(210,002)	-	-
Other reserve		1,432	1,432	-	-
Retained earnings		220,671	220,562	22,653	18,782
Total equity		**1,254,846**	**1,235,620**	**747,563**	**735,780**

D. Condensed Interim Statements of Changes in Equity

Group

	Share Capital $'000	Fair Value Adjustment Reserve $'000	Asset Revaluation Reserve $'000	Foreign Currency Translation Reserve $'000	Other Reserve $'000	Retained Earnings $'000	Total Equity $'000
Opening balance at 1 January 2026	515,009	17,145	691,474	(210,002)	1,432	220,562	1,235,620
Profit net of tax	-	-	-	-	-	11,200	11,200
Other comprehensive income for the period:							
Net gain on fair value changes of equity investments at fair value through other comprehensive income	-	7,912	-	-	-	-	7,912
Foreign currency translation	-	-	-	11,205	-	-	11,205
Total comprehensive income for the period	-	7,912	-	11,205	-	11,200	30,317
Distributions to owners:							
Cash dividends	-	-	-	-	-	(11,091)	(11,091)
Total distributions to owners:	-	-	-	-	-	(11,091)	(11,091)
Closing balance at 30 June 2026	515,009	25,057	691,474	(198,797)	1,432	220,671	1,254,846
Opening balance at 1 January 2025	515,009	11,817	686,577	(211,185)	1,432	259,146	1,262,796
Profit net of tax	-	-	-	-	-	3,429	3,429
Other comprehensive income for the period:							
Net loss on fair value changes of equity instruments at fair value through other comprehensive income	-	(396)	-	-	-	-	(396)
Transfer of fair value reserve of equity instruments at fair value through other comprehensive income	-	(7)	-	-	-	7	-
Foreign currency translation	-	-	-	(3,918)	-	-	(3,918)
Total comprehensive income for the period	-	(403)	-	(3,918)	-	3,436	(885)
Distributions to owners:							
Cash dividends	-	-	-	-	-	(11,091)	(11,091)
Total distributions to owners:	-	-	-	-	-	(11,091)	(11,091)
Closing balance at 30 June 2025	515,009	11,414	686,577	(215,103)	1,432	251,491	1,250,820

Company

	Share Capital $'000	Fair Value Adjustment Reserve $'000	Asset Revaluation Reserve $'000	Retained Earnings $'000	Total Equity $'000
Opening balance at 1 January 2026	515,009	17,145	184,844	18,782	735,780
Profit net of tax	-	-	-	14,962	14,962
Other comprehensive income for the period:					
Net gain on fair value changes of equity instruments at fair value through other comprehensive income	-	7,912	-	-	7,912
Total comprehensive income for the period	-	7,912	-	14,962	22,874
Distributions to owners:					
Cash dividends	-	-	-	(11,091)	(11,091)
Total distributions to owners:	-	-	-	(11,091)	(11,091)
Closing balance at 30 June 2026	515,009	25,057	184,844	22,653	747,563
Opening balance at 1 January 2025	515,009	11,817	191,812	17,369	736,007
Profit net of tax	-	-	-	7,225	7,225
Other comprehensive income for the period:					
Net loss on fair value changes of equity instruments at fair value through other comprehensive income	-	(396)	-	-	(396)
Transfer of fair value reserve of equity instruments at fair value through other comprehensive income	-	(7)	-	7	-
Total comprehensive income for the period	-	(403)	-	7,232	6,829
Distributions to owners:					
Cash dividends	-	-	-	(11,091)	(11,091)
Total distributions to owners:	-	-	-	(11,091)	(11,091)
Closing balance at 30 June 2025	515,009	11,414	191,812	13,510	731,745

E. Condensed Interim Consolidated Statement of Cash Flow

	Half Year Ended 30 June	
	2026	2025
	S$'000	S$'000
Operating activities		
Profit before tax	14,831	7,133
Adjustments for:-		
Depreciation and amortisation	11,367	11,597
Dividend income from investment securities	(931)	(916)
Finance costs	1,132	1,798
Interest income from fixed deposits	(4,375)	(4,924)
Foreign exchange (gain)/loss	(3,492)	1,737
Share of results of associates	451	355
Operating cash flows before changes in working capital	18,983	16,780
Decrease in inventories	41	8
(Increase)/Decrease in trade and other receivables	(1,124)	1,214
(Increase)/Decrease in prepaid operating expenses	(37)	696
Increase in trade and other payables	1,586	1,710
Cash flows from operations	19,449	20,408
Interest received	4,375	4,924
Interest paid	(1,132)	(1,640)
Income taxes paid	(3,721)	(4,249)
Net cash flows generated from operating activities	**18,971**	**19,443**
Investing activities		
Dividend income from investment securities	931	916
Proceeds from disposal of investment securities	-	218
Purchase of property, plant and equipment	(3,927)	(3,825)
Additions to investment properties	-	(16)
Purchase of investment securities	(688)	-
Net cash flows used in investing activities	**(3,684)**	**(2,707)**
Financing activities		
Cash dividends paid on ordinary shares	(11,091)	(11,091)
Repayment of lease liabilities	(37)	(196)
Withdrawal/(Placement) of restricted cash - fixed deposits pledged for bank loan	897	(673)
Net cash flows used in financing activities	**(10,231)**	**(11,960)**
Increase in cash and cash equivalents	5,056	4,776
Effect of exchange rate changes on cash and cash equivalents	8,389	(3,834)
Cash and cash equivalents at 1 January	248,596	225,068
Cash and cash equivalents at 30 June	**262,041**	**226,010**
Cash and cash equivalents at end of period comprise:		
Fixed deposits	273,553	251,457
Cash and bank balances	56,984	46,889
Cash and cash equivalents per statement of financial position	330,537	298,346
Less: Fixed deposits pledged	(68,496)	(72,336)
Cash and cash equivalents at end of the period	**262,041**	**226,010**

F. Notes to the Condensed Interim Consolidated Financial Statements

1. Corporate Information

Hotel Grand Central Limited (the "Company") is a limited liability company incorporated and domiciled in Singapore and is listed on the Singapore Exchange. The registered office and principal business of the Company is located at 22 Cavenagh Road, Singapore 229617. These consolidated financial statements as at and for the half year ended 30 June 2026 comprise the Company and its subsidiaries (collectively, the "Group") and the Group's interests in associates.

The principal activities of the Company are those of investment holding and hotel operations. The principal activities of the Group are:
- hotel operations
- commercial property investment
- provision of management, marketing and support services
- investment holding

2. Basis of preparation

The condensed financial statements for the half year ended 30 June 2026 have been prepared in accordance with SFRS (I) 1-34 *Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed 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 31 December 2025.

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 consolidated financial statements are presented in Singapore dollar which is the Company's functional currency. All values are rounded to the nearest thousand ("$'000"), except when otherwise indicated.

2.1 New and amended standards adopted by the Group

A number of amendments to Standards have become applicable for the current reporting year. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

The Group and the Company have adopted the following amendments to SFRS(I), that is effective for the financial periods beginning on 1 January 2026:

Description	*Effective for annual periods periods beginning on or after*
Amendments to SFRS(I) 9 and SFRS(I) 7 : Classification and Measurement of Financial Instruments	1 January 2026
Annual Improvement to SFRS(I) s : Volume 11	1 January 2026
SFRS(I) 18 - Presentation and Disclosures in Financial Statements	1 January 2027
Amendments to SFRS(I) 10 and SFRS(I) 1-28 Sales or Contribution of Assets between an Investor and its Associate or Joint Venture	Date to be determined

The adoption of the amendments to SFRS(I) did not have any material financial impact on the financial statements of the Group and the Company for the financial period ended 30 June 2026.

2.2 Use of judgements and estimates

In preparing the condensed 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.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2025.

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

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

Note 11 - Property, plant and equipment
Note 12 - Investment properties

3. Seasonal operations

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

4. Segmental and revenue information

For management purposes, the Group is organised into business units based on their geographical locations, and has five reportable operating segments as follows:

- Singapore
- Malaysia
- Australia
- New Zealand
- China

4.1 Reportable segments

1 January to 30 June 2026	Singapore S$'000	Malaysia S$'000	Australia S$'000	New Zealand S$'000	China S$'000	Elimination S$'000	Group S$'000
Revenue	13,460	149	44,234	16,789	102	-	74,734
Segment results	2,638	(160)	5,119	1,528	(578)	-	8,547
Finance costs	(5)	-	-	(1,127)	-	-	(1,132)
Interest income from fixed deposits	1,118	284	2,847	125	1	-	4,375
Share of results of associates	-	(451)	-	-	-		(451)
Income tax expense							(3,631)
Unallocated foreign exchange gain							3,492
Profit for the period attributable to owners of the Company							11,200
Segment assets	632,823	6,282	292,049	227,772	11,301	(9,293)	1,160,934
Investment in associates	-	5,092	-	-	-	-	5,092
Cash and fixed deposits	141,395	17,556	152,767	16,781	2,038	-	330,537
Total assets							1,496,563
Segment liabilities	(11,382)	(63)	(12,095)	(8,776)	(1,309)	8,992	(24,633)
Loans and borrowings	-	-	-	(62,212)	-	-	(62,212)
Unallocated liabilities							(154,872)
Total liabilities							(241,717)
Capital expenditure	(136)	(13)	(2,933)	(845)	-	-	(3,927)
Depreciation and amortisation	(4,406)	(81)	(4,033)	(2,447)	(400)	-	(11,367)

1 January to 30 June 2025	Singapore S$'000	Malaysia S$'000	Australia S$'000	New Zealand S$'000	China S$'000	Elimination S$'000	Group S$'000
Revenue	12,866	161	40,645	14,912	237	-	68,821
Segment results	1,489	(132)	5,256	(67)	(447)	-	6,099
Finance costs	(11)	-	(1)	(1,786)	-	-	(1,798)
Interest income from fixed deposits	1,747	268	2,744	164	1	-	4,924
Share of results of associates	-	(355)	-	-	-	-	(355)
Income tax expense							(3,704)
Unallocated foreign exchange loss							(1,737)
Profit for the period attributable to owners of the Company							3,429
Segment assets	632,215	5,235	258,276	294,713	10,971	(8,287)	1,193,123
Investment in associates	-	4,781	-	-	-	-	4,781
Cash and fixed deposits	131,503	16,409	131,974	16,254	2,206	-	298,346
Total assets							1,496,250
Segment liabilities	(9,623)	(67)	(11,306)	(14,438)	(1,095)	7,986	(28,543)
Loans and borrowings	-	-	-	(65,705)	-	-	(65,705)
Unallocated liabilities							(151,182)
Total liabilities							(245,430)
Capital expenditure	(518)	(12)	(2,685)	(609)	(1)	-	(3,825)
Depreciation and amortisation	(5,190)	(74)	(3,380)	(2,559)	(394)	-	(11,597)

4.2 Disaggregation of revenue

	Group	
	Half Year ended 30 June 2026	Half Year ended 30 June 2025
	$'000	$'000
Revenue from contracts with customers:		
- Hotel operations	69,198	63,149
Rental income from investment properties	5,536	5,672
	74,734	68,821

Disaggregation of revenue from contracts with customers

	Group	
	Half Year ended 30 June 2026	Half Year ended 30 June 2025
	$'000	$'000
Primary geographical markets		
Singapore	13,460	12,866
Malaysia	149	161
Australia	44,234	40,645
New Zealand	16,789	14,912
China	102	237
	74,733	68,821
Major product or service line		
Room revenue	52,184	47,404
Food and beverage income	15,012	13,711
Others	7,538	7,706
	74,734	68,821
Timing of transfer of goods or services		
Over time	59,722	55,110
At a point in time	15,012	13,711
	74,734	68,821

5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 30 June 2026 and 31 December 2025.

	Group		Company	
	30 June 2026	31 Dec 2025	30 June 2026	31 Dec 2025
	$'000	$'000	$'000	$'000
Financial assets carried at amortised cost				
Trade and other receivables	6,646	5,399	1,765	1,553
Cash and fixed deposits	330,537	317,989	114,713	112,098
	337,183	323,388	116,478	113,651
Financial assets carried at fair value through other comprehensive income				
Investment securities	41,413	32,813	41,413	32,813
	41,413	32,813	41,413	32,813
Financial liabilities carried at amortised cost				
Trade and other payables	16,802	15,029	5,484	5,736
Accrued operating expenses	3,370	3,390	677	1,475
Lease liabilities	3,770	3,840	152	179
Loans and borrowings	62,212	63,028	-	-
	86,154	85,287	6,313	7,390

6. Profit before taxation

6.1 Significant items

	Group	
	Half Year ended 30 June 2026	Half Year ended 30 June 2025
	$'000	$'000
Income		
Dividend income from investment securities	931	916
Interest income from fixed deposits	4,375	4,924
Expenses		
Interest on bank loans and lease liabilities	1,132	1,798
Depreciation and amortisation	11,367	11,597
Foreign exchange (gain)/loss	(3,492)	1,737
Share of results of associates	451	355

6.2 Related party transactions

There are no material related party transactions.

7. Taxation

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the condensed interim consolidated income statement are:

	Group	
	Half Year ended 30 June 2026	Half Year ended 30 June 2025
	$'000	$'000
Current income tax expense	3,459	3,495
Deferred income tax expense relating to originating and reversal of temporary differences	172	209
	3,631	3,704

8. Dividends

	Group Half Year ended 30 June	
	2026	2025
	$'000	$'000
Ordinary dividend provided for:		
Final exempt (one-tier) dividend for 2025 - Ordinary: 1.5 cents (2024: 1.5 cents) per share	11,091	11,091

9. Net asset value

	Group		Company	
	30 June 2026	31 Dec 2025	30 June 2026	31 Dec 2025
	$'000	$'000	$'000	$'000
Net asset value per ordinary share based on issued shares at the end of the period (Note 14)	1.70	1.67	1.01	1.00

10. Financial assets at fair value through other comprehensive income

The Group classifies financial assets measured at fair value using a fair value hierarchy which reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

a) Quoted prices (unadjusted) in active markets for identical assets or liabilities (**Level 1**)
b) Inputs other than quoted prices included within Level 1 which are observable for the asset and or liability, either directly (i.e as prices) or indirectly (i.e derived from prices) (**Level 2**)
c) Inputs for the assets or liability which are not based on observable market data (unobservable inputs) (**Level 3**) (i.e derived from prices) (**Level 3**)

The following table presented the assets measured at fair value:

Group and Company	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
30 June 2026				
Financial assets				
Investment securities	41,413	-	-	41,413
31 December 2025				
Financial assets				
Investment securities	32,813	-	-	32,813

Fair value measurement disclosure of other assets that are recognised or measured at fair value, can be found in Notes 11 and 12.

11. Property, plant and equipment

During the half year ended 30 June 2026, the Group acquired assets amounting to $3,927,000 (30 June 2025: $3,825,000).

All items of property, plant and equipment are initially recorded at cost. Subsequent to recognition, property, plant and equipment other than freehold land, leasehold land and hotel buildings and improvements are measured at cost less accumulated depreciation and any accumulated impairment losses. Freehold land, leasehold land, and hotel buildings and improvements are measured at fair value less accumulated depreciation on leasehold land and hotel buildings and improvements and impairment losses recognised after the date of the revaluation. Valuations are performed at least once every three years to ensure that the carrying amount does not differ materially from the fair value of the freehold land, leasehold land and hotel buildings and improvements at the end of the reporting period. In FY2025, the Group engaged external professional valuers to update the fair value of the hotel assets and the latest valuation exercise was carried out for the financial year ended 31 December 2025.

At the end of every-year, the directors review the carrying values of the hotel assets carried at fair value and perform an internal valuation, where no independent valuer is involved. In assessing whether the fair values remained appropriate, management considered whether any movement in market data such as discount rate, capitalisation rates, changes in underlying cash flows or comparable sales would result in a material impact to the fair values of the hotel assets since the end of the previous financial year. The Group will engage external independent qualified valuer whenever carrying amounts of the hotel assets are likely to differ materially from the fair values recognised at the end of the previous financial year. The fair values determined based on the year-end valuations performed remained appropriate as at 30 June 2026 and as such no fair value movements have been recognised for the period ended 30 June 2026.

12. Investment properties

Investment properties comprise commercial properties that are leased to third parties on operating leases.

	Group	
	2026 $'000	2025 $'000
At 1 January	106,591	126,961
Additions	-	169
Net loss from fair value adjustments recognised in profit or loss	-	(12,395)
Lease remeasurement	-	(4,395)
Exchange differences	(1,380)	(3,749)
At 30 June	105,211	106,591

Investment properties are stated at fair value which has been determined based on valuation performed at the end of each financial year. The valuations were performed by accredited independent valuers with recognised and relevant professional qualification and with recent experience in the location and category of properties being valued. The valuations are determined based on the capitalisation method, discounted cash flow method and direct comparison method. Details of the valuation techniques and inputs used are disclosed in Note 28(c) of the Group's annual financial statements for the financial year ended 31 December 2025.

At the end of each reporting period, the directors will assess whether fair values of the Group's properties remain appropriate by holding discussions with property managers and corroborating through independent research and market data. In assessing whether the fair values remained appropriate, the directors considered whether any movement in market data such as discount rate, capitalization rates, changes in underlying cash flows or comparable sales would result in a material impact to the fair values of the properties since the end of the previous financial year. The Group will engage external independent qualified valuer whenever carrying amounts of the properties are likely to differ materially from the fair values recognised at the end of the previous financial year. The fair values determined based on the year-end valuations performed remained appropriate as at 30 June 2026 and as such no fair value movements have been recognised for the period ended 30 June 2026.

13. Loans and borrowings

	Group	
	30 June 2026 $'000	31 Dec 2025 $'000
Amount repayable within one year or on demand		
Secured	62,212	63,028

The bank borrowings of the Group are secured over certain fixed deposits of the Group.

14. Share capital

	Group and Company			
	30 June 2026		31 Dec 2025	
	No. of shares 000	$'000	No. of shares 000	$'000
Issued and fully paid ordinary shares				
At beginning and end of the financial year	739,426	515,009	739,426	515,009

The Company did not hold any treasury shares as at 30 June 2026 (2025: Nil).

15. Earnings per share

	Group Half Year ended 30 June	
	2026	2025
Earnings per ordinary share of the Group based on net profit attributable to owners of the Company:		
(a) based on the weighted average number of shares	1.51 cents	0.46 cents
(b) on a fully diluted basis	1.51 cents	0.46 cents

16. Subsequent events

There are no subsequent events which have led to adjustments to this set of condensed consolidated financial statements.

G. Other Information Required by the Listing Rule Appendix 7.2

17. Review

The condensed consolidated statement of financial position of Hotel Grand Central Limited and its subsidiaries as at 30 June 2026 and the related condensed consolidated income statement and condensed comprehensive income statement and condensed statement of changes in equity and condensed consolidated statement of cashflows for the half year ended 30 June 2026 and certain explanatory notes have not been audited or reviewed.

18. Review of performance of the Group

a) <u>Condensed consolidated income statement</u>

i. Group Revenue Commentary

The Group recorded an increase in turnover due to an increase in the hotels' revenue mainly from the Australia, New Zealand and Singapore hotels.

The Group's hotels in Malaysia and China recorded lower revenue during the period due to a reduction in the hotels' room occupancies and room rates.

Group revenue during 2026 was also affected by lower average exchange rates of the New Zealand Dollar against the Singapore Dollar.

ii. Group Profit Commentary

General

The increase in the Group revenue flowed through to higher operation profits for the half year to 30 June 2026. Net profit after tax was further increased due to higher foreign exchange gain of $3.49 million compared to a loss of $0.74 million in 2025 due a stronger Australian Dollar. Interest expense during the period was lower due to lower loan interest rates during the period.

The increase in the profit after tax was partly offset by lower interest income from fixed deposits during the period due to lower fixed deposit interest rates.

iii. Interest income from fixed deposits

The decrease in interest income from fixed deposits was due to a decrease in the fixed deposit interest rates.

iv. Foreign exchange gain

The foreign exchange gain arose due to strengthening of the Australian Dollar against the Singapore Dollar.

v. Share of results of associates

The increase in the share of associates loss was due to weaker operation performance of the associates.

b) <u>Condensed consolidated statement of comprehensive income</u>

vi. Fair value changes of equity investments at fair value

The fair value gain of equity investments was mainly due to higher share prices of investment securities held by the Company.

vii. Foreign exchange translation

The foreign currency translation gain in 2026 was mainly due to the effects of appreciation of the Australian Dollar against the Singapore Dollar on the Australia subsidiary's net assets.

c) <u>Condensed statement of financial position</u>

viii. Investment securities

Investment securities increased mainly due additional acquisition and to an increase in share prices of the investment securities.

ix. Fixed deposits

Fixed deposits increased due to improved operations and accrued interest income during the period.

x. Loans and borrowings

Loans and borrowings decreased due to weaker New Zealand Dollar compared to 2025 year end.

xi. Foreign currency translation reserve

The foreign currency translation reserve deficit decreased as at 30 June 2026 mainly due to the effects of strengthening of the Australian Dollar against the Singapore Dollar on the Australia subsidiary's net assets.

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

Nil

20. 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

The hotel industry in Singapore, Australia and New Zealand are expected to be highly competitive in 2026. The hotel industry in general faces increasing operation cost pressures, labour shortages, preparation costs for climate change and a high interest rates environment. In addition, the high oil price due to the ongoing conflict in the Middle East has increased air fares which has a dampening effect on air travelling.

The Group will continue to seek improvements in revenue from hotel operations and review the Group's operation costs in the 2nd half of 2026.

21. Dividend information

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? None

None. No dividend has been declared or recommended during the current financial period reported on as the Group intends to conserve cash for future investments and working capital requirements.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? None

(c) Date payable

N.A.

(d) Book closure date

N.A.

22. Interested person transaction

The Company does not have a shareholders' mandate for interested person transactions.

23. Confirmation that the issuer has procured undertaking from all the its directors and executive officers (in the format set out Appendix 7.7) under Rule 720 (1)

The Company has received undertaking from all its directors and executive officers in the format as set out in Appendix 7.7 under Rule 720 (1) of the Listing Manual of the SGX- ST.

24. Confirmation By Directors

The Board of Directors of the Company hereby confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited consolidated financial results for the half year ended 30 June 2026 to be false or misleading in any material aspects.

BY ORDER OF THE BOARD

Yoo Loo Ping
Secretary
14 August 2026