

Company Registration No. 198601009N

Allgreen Properties Limited and
its subsidiary companies

Annual Financial Statements
For the financial year ended 31 December 2025

Allgreen Properties Limited and its subsidiary companies

Directors' Statement

Directors

Kuok Khoon Ean
Yong Hsin Yue
Tho Leong Chye
Teo Keng Chiong
Kuok Meng Wei
Suraya Binte Abdullah @ Kuok Suon Kwong

Company Secretary

Ooi Pooi Teng

Registered Office

1 Kim Seng Promenade
#07-01 Great World City
Singapore 237994

Principal Bankers

DBS Bank Limited
United Overseas Bank Limited
Overseas-Chinese Banking Corporation Limited
Malayan Banking Berhad
Standard Chartered Bank
The Hongkong and Shanghai Banking Corporation Limited

Auditor

Ernst & Young LLP

Index

	Page
Directors' Statement	1
Independent Auditor's Report	3
Statements of Financial Position	6
Consolidated Statement of Comprehensive Income	8
Statements of Changes in Equity	10
Consolidated Statement of Cash Flows	15
Notes to the Financial Statements	17

Allgreen Properties Limited and its subsidiary companies

Directors' Statement

The directors are pleased to present their statement to the member together with the audited consolidated financial statements of Allgreen Properties Limited (the "Company") and its subsidiary companies (collectively, the "Group"), and the statement of financial position and statement of changes in equity of the Company for the financial year ended 31 December 2025.

Opinion of the directors

In the opinion of the directors,

- (i) the consolidated financial statements of the Group and the statement of financial position and statement of changes in equity of the Company are drawn up so as to give a true and fair view of the financial position of the Group and of the Company as at 31 December 2025 and the financial performance, changes in equity and cash flows of the Group and changes in equity of the Company for the year ended on that date; and
- (ii) at the date of this statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

Directors

The directors of the Company in office at the date of this statement are:

Kuok Khoon Ean
Yong Hsin Yue
Tho Leong Chye
Teo Keng Chiong
Kuok Meng Wei
Suraya Binte Abdullah @ Kuok Suon Kwong

Arrangements to enable directors to acquire shares and debentures

Neither at the end of nor at any time during the financial year was the Company a party to any arrangement whose objects are, or one of whose objects is, to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

Directors' interests in shares and debentures

According to the Register of Directors' Shareholdings' required to be kept by the Company under Section 164 of the Companies Act 1967, none of the directors who held office at the end of the financial year had interests in shares or debentures of the Company, or of the related corporations, either at the beginning of the financial year, or date of appointment if later, or at the end of the financial year.

Allgreen Properties Limited and its subsidiary companies

Directors' Statement

Share options

No options were granted during the financial year to take up unissued shares of the Company or of its subsidiary companies.

No shares were issued by virtue of the exercise of options.

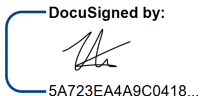
There were no unissued shares of the Company or of its subsidiary companies under option at the end of the financial year.

Auditors

Ernst & Young LLP have expressed their willingness to accept re-appointment as auditor.

On behalf of the board of directors:


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Kuok Khoon Ean
Director


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Tho Leong Chye
Director

Singapore
30 April 2026

Allgreen Properties Limited and its subsidiary companies

**Independent Auditor's Report
For the financial year ended 31 December 2025**

Independent Auditor's Report to the Member of Allgreen Properties Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Allgreen Properties Limited (the "Company") and its subsidiaries (collectively, the "Group"), which comprise the statements of financial position of the Group and the Company as at 31 December 2025, the statements of changes in equity of the Group and the Company and the consolidated statement of comprehensive income and consolidated statement of cash flows of the Group for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements of the Group, the statement of financial position and the statement of changes in equity of the Company are properly drawn up in accordance with the provisions of the Companies Act 1967 (the Act) and Financial Reporting Standards in Singapore (FRSs) so as to give a true and fair view of the consolidated financial position of the Group and the financial position of the Company as at 31 December 2025 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group and changes in equity of the Company for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing (SSAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority (ACRA) Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities (ACRA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for other information. The other information comprises the information included in the annual report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Allgreen Properties Limited and its subsidiary companies

Independent Auditor's Report

For the financial year ended 31 December 2025

Independent Auditor's Report to the Member of Allgreen Properties Limited (cont'd)

Responsibilities of Management and Directors for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and FRSs, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The directors' responsibilities include overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

Allgreen Properties Limited and its subsidiary companies

**Independent Auditor's Report
For the financial year ended 31 December 2025**

Independent Auditor's Report to the Member of Allgreen Properties Limited (cont'd)

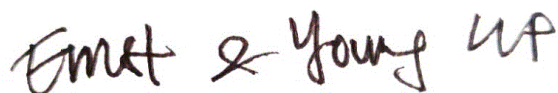
Auditor's Responsibilities for the Audit of the Financial Statements (cont'd)

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiary corporations incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.



Ernst & Young LLP

Public Accountants and
Chartered Accountants
Singapore

30 April 2026

Allgreen Properties Limited and its subsidiary companies**Statements of Financial Position
As at 31 December 2025**

	Note	Group		Company	
		2025	2024	2025	2024
		\$'000	\$'000	\$'000	\$'000
ASSETS					
Non-current assets					
Property, plant and equipment	4	498,253	501,673	1	8
Intangible assets		276	141	—	—
Investment properties	5a	4,348,383	4,248,263	—	—
Investment properties under construction	5b	—	—	—	—
Right-of-use assets		71	94	—	751
Other assets	23	3,054	37,167	—	—
Subsidiary companies	6	—	—	2,146,610	2,028,616
Associated companies	7	561,781	532,289	—	—
Equity instrument at FVOCI	14	27,098	24,833	—	—
Derivative financial instruments	20	—	10,276	—	—
Other receivables	11	215	4,012	—	—
		5,439,131	5,358,748	2,146,611	2,029,375
Current assets					
Development properties	8a	371,436	815,101	—	—
Contract costs	8b	463,497	15,081	—	—
Contract assets	9	55,462	242,449	—	—
Derivative financial instruments	20	—	12,998	—	—
Trade receivables	10	9,491	50,075	203	737
Other receivables	11	30,210	42,951	5,636	32,656
Deposits	12	172,853	616	5,000	—
Prepayments		5,491	5,945	1	1
Cash and cash equivalents	13	203,824	114,396	35,554	22,344
		1,312,264	1,299,612	46,394	55,738
Total assets		6,751,395	6,658,360	2,193,005	2,085,113
EQUITY AND LIABILITIES					
Equity attributable to owners of the Company					
Share capital	15	1,177,185	1,177,185	1,177,185	1,177,185
Reserves	16	201,554	214,098	—	—
Retained earnings		1,898,624	1,811,577	753,744	703,480
		3,277,363	3,202,860	1,930,929	1,880,665
Non-controlling interests	17	661,513	683,148	—	—
Total equity		3,938,876	3,886,008	1,930,929	1,880,665

Allgreen Properties Limited and its subsidiary companies**Statements of Financial Position
As at 31 December 2025**

		Group		Company	
	Note	2025	2024	2025	2024
		\$'000	\$'000	\$'000	\$'000
Non-current liabilities					
Borrowings	18	2,390,539	1,067,237	—	—
Lease liabilities		12	23	—	—
Rental deposits		33,753	32,402	—	—
Derivative financial instruments	20	34,603	—	—	—
Deferred tax liabilities	19	101,216	103,490	—	—
		2,560,123	1,203,152	—	—
Current liabilities					
Trade payables	21	40,079	43,070	47	680
Rental deposits		24,269	22,044	—	—
Other payables	22	101,293	82,740	6,550	6,616
Advances from subsidiary companies	24	—	—	194,920	194,992
Borrowings	18	60,000	1,399,829	60,000	—
Lease liabilities		31	75	—	773
Provision for taxation		26,724	21,442	559	1,387
		252,396	1,569,200	262,076	204,448
Total liabilities		2,812,519	2,772,352	262,076	204,448
Total equity and liabilities		6,751,395	6,658,360	2,193,005	2,085,113
Net current assets/(liabilities)		1,059,868	(269,588)	(215,682)	(148,710)
Net assets		3,938,876	3,886,008	1,930,929	1,880,665

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Allgreen Properties Limited and its subsidiary companies**Consolidated Statement of Comprehensive Income
For the financial year ended 31 December 2025**

		Group	
	Note	2025 \$'000	2024 \$'000
Revenue	25	488,512	609,395
Cost of sales		(234,062)	(332,345)
Gross profit		254,450	277,050
Other income - net	26	16,605	12,148
Distribution and selling expenses		(16,699)	(10,005)
Administrative expenses		(48,721)	(40,499)
Other expenses		(17,616)	(31,104)
Finance costs		(57,831)	(38,353)
Share of results of associated companies		50,901	34,014
Profit before fair value changes on investment properties and derivative financial instruments		181,089	203,251
Fair value gain on investment properties		2,200	42,839
Net loss in fair value of derivative financial instruments		(43,682)	(16,938)
Profit before taxation	27	139,607	229,152
Taxation	28	(25,999)	(22,975)
Profit for the year		113,608	206,177
Profit attributable to:			
Owners of the Company		99,047	171,945
Non-controlling interests		14,561	34,232
		113,608	206,177

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Allgreen Properties Limited and its subsidiary companies**Consolidated Statement of Comprehensive Income
For the financial year ended 31 December 2025**

	Note	Group	
		2025 \$'000	2024 \$'000
Profit for the year		113,608	206,177
Other comprehensive income			
<i><u>Items that will not be reclassified to profit or loss:</u></i>			
Revaluation surplus on hotel property	4	10,780	13,205
Deferred tax on revaluation surplus on hotel property	19	(701)	(1,214)
Net gain on equity instrument designated at fair value through other comprehensive income	14	2,983	1,970
Deferred tax on net gain on equity instrument designated at fair value through other comprehensive income	19	(447)	(295)
<i><u>Items that may be reclassified subsequently to profit or loss:</u></i>			
Foreign currency translation		1,700	23,730
Hedge reserve		(14,195)	2,255
Other comprehensive income for the year, net of taxation		120	39,651
Total comprehensive income for the year		113,728	245,828
Total comprehensive income attributable to:			
Owners of the Company		86,503	197,263
Non-controlling interests		27,225	48,565
		113,728	245,828

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Allgreen Properties Limited and its subsidiary companies
**Statements of Changes in Equity
For the financial year ended 31 December 2025**

Group	Attributable to owners of the Company									
	Share capital (Note 15) \$'000	Total reserves \$'000	Asset revaluation reserve (Note 16) \$'000	Fair value reserve of financial asset at FVOCI (Note 16) \$'000	Hedging reserve (Note 16) \$'000	Foreign currency translation reserve (Note 16) \$'000	Retained earnings \$'000	Equity attributable to owners of the Company total \$'000	Non-controlling interests \$'000	Total equity \$'000
As at 1 January 2025	1,177,185	214,098	217,974	4,541	5,418	(13,835)	1,811,577	3,202,860	683,148	3,886,008
Profit for the year	–	–	–	–	–	–	99,047	99,047	14,561	113,608
<u>Other comprehensive income/(loss)</u>										
Revaluation surplus on hotel property	–	5,972	5,972	–	–	–	–	5,972	4,808	10,780
Deferred tax on revaluation surplus on hotel property	–	(388)	(388)	–	–	–	–	(388)	(313)	(701)
Net gain on equity instrument designated at fair value through other comprehensive income	–	2,983	–	2,983	–	–	–	2,983	–	2,983
Deferred tax on net gain on equity instrument designated at fair value through other comprehensive income	–	(447)	–	(447)	–	–	–	(447)	–	(447)
Net loss in fair value of derivative financial instruments	–	(13,868)	–	–	(13,868)	–	–	(13,868)	(327)	(14,195)
Foreign currency translation	–	(6,796)	–	–	–	(6,796)	–	(6,796)	8,496	1,700
Other comprehensive (loss)/income for the year	–	(12,544)	5,584	2,536	(13,868)	(6,796)	–	(12,544)	12,664	120
Total comprehensive (loss)/income for the year, net of tax	–	(12,544)	5,584	2,536	(13,868)	(6,796)	99,047	86,503	27,225	113,728

Allgreen Properties Limited and its subsidiary companies**Statements of Changes in Equity
For the financial year ended 31 December 2025**

Group	Attributable to owners of the Company									
	Share capital (Note 15) \$'000	Total reserves \$'000	Asset revaluation reserve (Note 16) \$'000	Fair value reserve of financial asset at FVOCI (Note 16) \$'000	Hedging reserve (Note 16) \$'000	Foreign currency translation reserve (Note 16) \$'000	Retained earnings \$'000	Equity attributable to owners of the Company total \$'000	Non-controlling interests \$'000	Total equity \$'000
<u>Contribution by and distributions to owners</u>										
Dividend (Note 29)	—	—	—	—	—	—	(12,000)	(12,000)	(22,460)	(34,460)
Total transactions with owners in its capacity as owners	—	—	—	—	—	—	(12,000)	(12,000)	(22,460)	(34,460)
Loan repayment to non-controlling interest of subsidiary companies	—	—	—	—	—	—	—	—	(26,400)	(26,400)
As at 31 December 2025	1,177,185	201,554	223,558	7,077	(8,450)	(20,631)	1,898,624	3,277,363	661,513	3,938,876

Allgreen Properties Limited and its subsidiary companies

**Statements of Changes in Equity
For the financial year ended 31 December 2025**

Group	Attributable to owners of the Company									
	Share capital (Note 15) \$'000	Total reserves \$'000	Asset revaluation reserve (Note 16) \$'000	Fair value reserve of financial asset at FVOCI (Note 16) \$'000	Hedging reserve (Note 16) \$'000	Foreign currency translation reserve (Note 16) \$'000	Retained earnings \$'000	Equity attributable to owners of the Company total \$'000	Non-controlling interests \$'000	Total equity \$'000
As at 1 January 2024	1,177,185	188,780	211,331	2,866	2,655	(28,072)	1,648,632	3,014,597	511,867	3,526,464
Profit for the year	–	–	–	–	–	–	171,945	171,945	34,232	206,177
<u>Other comprehensive income/(loss)</u>										
Revaluation surplus on hotel property	–	7,316	7,316	–	–	–	–	7,316	5,889	13,205
Deferred tax on revaluation surplus on hotel property	–	(673)	(673)	–	–	–	–	(673)	(541)	(1,214)
Net gain on equity instrument designated at fair value through other comprehensive income	–	1,970	–	1,970	–	–	–	1,970	–	1,970
Deferred tax on net gain on equity instrument designated at fair value through other comprehensive income	–	(295)	–	(295)	–	–	–	(295)	–	(295)
Net gain/(loss) in fair value of derivative financial instruments	–	2,763	–	–	2,763	–	–	2,763	(508)	2,255
Foreign currency translation	–	14,237	–	–	–	14,237	–	14,237	9,493	23,730
Other comprehensive income for the year	–	25,318	6,643	1,675	2,763	14,237	–	25,318	14,333	39,651
Total comprehensive income for the year, net of tax	–	25,318	6,643	1,675	2,763	14,237	171,945	197,263	48,565	245,828

Allgreen Properties Limited and its subsidiary companies

Statements of Changes in Equity
For the financial year ended 31 December 2025

Group	Attributable to owners of the Company									
	Share capital (Note 15) \$'000	Total reserves \$'000	Asset revaluation reserve (Note 16) \$'000	Fair value reserve of financial asset at FVOCI (Note 16) \$'000	Hedging reserve (Note 16) \$'000	Foreign currency translation reserve (Note 16) \$'000	Retained earnings \$'000	Equity attributable to owners of the Company total \$'000	Non-controlling interests \$'000	Total equity \$'000
<u>Contribution by and distributions to owners</u>										
Incorporation of a subsidiary	—	—	—	—	—	—	—	—	47,388	47,388
Acquisition of a subsidiary	—	—	—	—	—	—	—	—	81,126	81,126
Dividend (Note 29)	—	—	—	—	—	—	(9,000)	(9,000)	(5,798)	(14,798)
Total transactions with owners in its capacity as owners	—	—	—	—	—	—	(9,000)	(9,000)	122,716	113,716
As at 31 December 2024	1,177,185	214,098	217,974	4,541	5,418	(13,835)	1,811,577	3,202,860	683,148	3,886,008

Allgreen Properties Limited and its subsidiary companies**Statements of Changes in Equity
For the financial year ended 31 December 2025**

	Share capital (Note 15) \$'000	Retained earnings \$'000	Total equity \$'000
Company			
As at 1 January 2025	1,177,185	703,480	1,880,665
Profit for the year	–	62,264	62,264
Total comprehensive income for the year, net of tax	–	62,264	62,264
<u>Distributions to owners</u>			
Dividends paid on ordinary shares	–	(12,000)	(12,000)
As at 31 December 2025	1,177,185	753,744	1,930,929
As at 1 January 2024	1,177,185	586,079	1,763,264
Profit for the year	–	126,401	126,401
Total comprehensive income for the year, net of tax	–	126,401	126,401
<u>Distributions to owners</u>			
Dividends paid on ordinary shares	–	(9,000)	(9,000)
As at 31 December 2024	1,177,185	703,480	1,880,665

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Allgreen Properties Limited and its subsidiary companies**Consolidated Statement of Cash Flows
For the financial year ended 31 December 2025**

	Group	
	2025	2024
	\$'000	\$'000
Cash flows from operating activities		
Profit before taxation	139,607	229,152
Adjustments for:		
Depreciation of property, plant and equipment	16,430	15,459
Amortisation of intangible assets	42	24
Depreciation of right-of-use assets	52	52
Fair value gain on investment properties	(2,200)	(42,727)
Loss on write-off of property, plant and equipment	86	30
Write-off of investment properties	19	98
Interest income	(3,832)	(4,841)
Interest expense	57,011	37,764
Share of results of associated companies	(50,901)	(34,014)
Allowance for/(write-back of) impairment loss of trade receivables, net	593	(129)
Adjustments on fair value of net assets acquired	–	(7,984)
Amortisation of capitalised cost	102,387	152,346
Net change in fair value of financial assets	43,682	16,938
Net effect of currency alignment	1,537	2,051
Operating cash flows before working capital changes	304,513	364,219
Increase in development properties	(470,954)	(949,301)
Decrease in capitalised costs	550,803	12,324
Increase in trade and other receivables	(119,440)	(46,705)
Increase in trade and other payables	20,958	2,585
Increase in rental deposits	3,576	2,497
Cash generated from operations	289,456	(614,381)
Interest paid	(55,644)	(32,809)
Income tax paid	(24,580)	(41,956)
Net cash generated from/(used in) operating activities	209,232	(689,146)
Cash flows from investing activities		
Additions to investment properties and investment properties under construction	(87,111)	(80,289)
Additions to intangible assets	(173)	(51)
Incorporation of subsidiary	–	47,388
Acquisition of a subsidiary, net of cash acquired	–	(402,900)
Decrease/(increase) in other assets	34,113	(39,557)
Additions to property, plant and equipment	(4,924)	(7,938)
Return of capital on unquoted investment	716	846
Proceeds from capital reduction in associated companies	4,143	21,626
Capital injection into an associated company	(8,192)	(78,363)
Repayment from associated companies	–	84,488
Dividends from associated companies	16,010	15,890
Interest received	3,832	4,841
Net cash used in investing activities	(41,586)	(434,019)

Allgreen Properties Limited and its subsidiary companies
**Consolidated Statement of Cash Flows
For the financial year ended 31 December 2025**

	Group	
	2025	2024
	\$'000	\$'000
Cash flows from financing activities		
Payment of principal portion of lease liabilities	(84)	(51)
Drawdown of bank borrowings	462,110	1,136,816
Repayment of bank borrowings	(478,637)	(260,650)
Dividend paid to owners of the Company	(12,000)	(9,000)
Repayment of loan to non-controlling interests	(26,400)	–
Dividend paid to non-controlling interests	(22,460)	(5,798)
Net cash (used in)/generated from financing activities	(77,471)	861,317
Net increase/(decrease) in cash and cash equivalents	90,175	(261,848)
Cash and cash equivalents at 1 January	114,396	376,155
Effect of exchange rate changes on cash and cash equivalents	(747)	89
Cash and cash equivalents at 31 December (Note 13)	203,824	114,396

The accompanying accounting policies and explanatory notes form an integral part of the financial statements

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

1. Corporate information

The financial statements for the year ended 31 December 2025 were authorised for issue in accordance with a resolution of the directors on the date of the Directors' Statement.

The Company is incorporated and domiciled in the Republic of Singapore. The immediate and ultimate holding company is Brookvale Investments Pte Ltd.

The registered office and principal place of business of the Company is located at 1 Kim Seng Promenade, #07-01 Great World City, Singapore 237994.

The principal activities of the Company are that of investment holding and to develop properties for sale. The principal activities of its subsidiary companies are disclosed in Note 6 to the financial statements.

2. Material accounting policy information

2.1 *Basis of preparation*

The consolidated financial statements of the Group and the statement of financial position and statement of changes in equity of the Company have been prepared in accordance with Singapore Financial Reporting Standards (FRS).

The financial statements have been prepared on the historical cost basis, except as disclosed in the accounting policies below.

As at 31 December 2025, the Company's current liabilities exceed its current assets by \$215,682,000 (2024: \$148,710,000). This is primarily due to advances from subsidiary companies and an unsecured loan of \$60,000,000. Notwithstanding the net current liabilities position, the financial statements have been prepared on a going concern basis as the Company is able to control timing of the repayment of the advances from subsidiary companies. Accordingly, management is of view that the Company will be able to meet its current obligations as and when they fall due.

The financial statements are presented in Singapore Dollars (SGD or \$), and all values in the tables are rounded to the nearest thousand (\$'000) except when otherwise indicated.

2.2 *Changes in accounting policies*

The accounting policies adopted are consistent with those of the previous financial year except in the current financial year, the Group has adopted all the new and revised standards which are effective for annual financial period beginning on 1 January 2025. The adoption of these standards did not have any material effect on the financial performance or position of the Group and Company.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****2. Material accounting policy information (cont'd)****2.3 Standards issued but not yet effective**

A number of new standards, amendments to standards and interpretations have been issued as of the reporting date but are not yet effective for the financial year ended 31 December 2025. The Group intends to adopt these new and amended standards and interpretations, if applicable, when they become effective.

Description	Effective for annual periods beginning on or after
Contracts Referencing Nature-dependent Electricity— Amendments to <i>FRS 109</i> and <i>FRS 107</i>	1 January 2026
Annual Improvements to FRSs — Volume 11	1 January 2026
Amendments to the Classification and Measurement of Financial Instruments—Amendments to <i>FRS 109</i> and <i>FRS 107</i>	1 January 2026
<i>FRS 119 Subsidiaries without Public Accountability: Disclosures</i>	1 January 2027
<i>FRS 118 Presentation and Disclosure in Financial Statements</i>	1 January 2027

The Group expects that the adoption of the standards above, except for *FRS 118 Presentation and Disclosure in Financial Statements* will have no significant impact on the financial statements in the year of initial application.

FRS 118 Presentation and Disclosure in Financial Statements

In April 2024, the ASB issued *FRS 118*, which replaces *FRS 1 Presentation of Financial Statements*. *FRS 118* introduces new requirements for presentation within the statement of profit or loss, including specified totals and subtotals. Furthermore, entities are required to classify all income and expenses within the statement of profit or loss into one of five categories: operating, investing, financing, income taxes and discontinued operations, whereof the first three are new.

It also requires disclosure of newly defined management-defined performance measures, subtotals of income and expenses, and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements ("PFS") and the notes.

In addition, narrow-scope amendments have been made to *FRS 7 Statement of Cash Flows*, which include changing the starting point for determining cash flows from operations under the indirect method, from 'profit or loss' to 'operating profit or loss' and removing the optionality around classification of cash flows from dividends and interest. In addition, there are consequential amendments to several other standards.

FRS 118, and the amendments to the other standards, is effective for reporting periods beginning on or after 1 January 2027, but earlier application is permitted and must be disclosed. *FRS 118* will apply retrospectively.

The Group is currently working to identify all impacts the amendments will have on the primary financial statements and notes to the financial statements.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.4 Basis of consolidation and business combinations

(a) Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiary companies as at the end of the reporting period. The financial statements of the subsidiary companies used in the preparation of the consolidated financial statements are prepared for the same reporting date as the Company. Consistent accounting policies are applied to like transactions and events in similar circumstances.

All intra-group balances, income and expenses and unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Subsidiary companies are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Losses within a subsidiary company are attributed to the non-controlling interest even if that results in a deficit balance.

A change in the ownership interest of a subsidiary company, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary company, it:

- de-recognises the assets (including goodwill) and liabilities of the subsidiary company at their carrying amounts at the date when control is lost;
- de-recognises the carrying amount of any non-controlling interest;
- de-recognises the cumulative translation differences recorded in equity;
- recognises the fair value of the consideration received;
- recognises the fair value of any investment retained;
- recognises any surplus or deficit in profit or loss;
- re-classifies the Group's share of components previously recognised in other comprehensive income to profit or loss or retained profits, as appropriate.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.4 Basis of consolidation and business combinations (cont'd)

(b) Business combinations and goodwill

Business combinations are accounted for by applying the acquisition method. Identifiable assets acquired and liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Acquisition-related costs are recognised as expenses in the periods in which the costs are incurred and the services are received.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability, will be recognised in profit or loss.

The Group elects for each individual business combination, whether non-controlling interest in the acquiree (if any), that are present ownership interests and entitle their holders to a proportionate share of net assets in the event of liquidation, is recognised on the acquisition date at fair value, or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets. Other components of non-controlling interests are measured at their acquisition date fair value, unless another measurement basis is required by another FRS.

Any excess of the sum of the fair value of the consideration transferred in the business combination, the amount of non-controlling interest in the acquiree (if any), and the fair value of the Group's previously held equity interest in the acquiree (if any), over the net fair value of the acquiree's identifiable assets and liabilities is recorded as goodwill. In instances where the latter amount exceeds the former, the excess is recognised as gain on bargain purchase in profit or loss on the acquisition date.

Goodwill is initially measured at cost. Following initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, where applicable, from the acquisition date, allocated to the Group's cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

The cash-generating units to which goodwill have been allocated are tested for impairment annually and whenever there is an indication that the cash-generating unit may be impaired. Impairment is determined for goodwill by assessing the recoverable amount of each cash-generating unit (or group of cash-generating units) to which the goodwill relates. Where the recoverable amount of the cash-generating unit is less than the carrying amount, an impairment loss is recognised in profit or loss. Impairment losses recognised for goodwill are not reversed in subsequent periods.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025**

2. Material accounting policy information (cont'd)**2.5 Property, plant and equipment, and depreciation**

All items of plant and equipment (except for hotel property) are initially recorded at cost. Subsequent to recognition, plant and equipment are measured at cost, less accumulated depreciation and any accumulated impairment losses. The cost of an asset comprises its purchase price and any directly attributable costs of bringing the asset to working condition for its intended use. Expenditure for additions, improvements and renewals are capitalised and expenditure for maintenance and repairs are charged to profit or loss as incurred. The cost of an item of plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits associated with the item will flow to the Group and the Company and the cost of the item can be measured reliably.

Construction-in-progress comprises materials and contractors' costs based on architects' certification in relation to refurbishment of the hotel property. No depreciation is provided for construction-in-progress.

Operating supplies comprise linen, chinaware, glassware and silverware. Items in use are regarded as part of the necessary operating supplies of the hotel and are shown under property, plant and equipment. Items held in the stores are regarded as inventories. Issues from stores for replacement to maintain the level of operating supplies in the hotel are charged to profit or loss.

Depreciation is computed on a straight-line basis over the estimated useful lives of the assets as follows:

Leasehold land	-	lease term of 95 years
Buildings	-	50 years
Plant, machinery, furniture, fittings, IT systems and equipment	-	3 to 10 years
Motor vehicles	-	5 to 10 years
Operating supplies	-	5 years

Hotel property, which includes interests in leasehold land and buildings and their integral fixed plant and machinery and fittings, is stated at valuation, less accumulated depreciation. It is stated at directors' valuation based upon the advice of professional valuers on the open market value at the end of the reporting period.

Any revaluation surplus to the hotel property is recognised in other comprehensive income and accumulated in equity under the asset revaluation reserve, except to the extent that it reverses a revaluation decrease of the same asset previously recognised in profit or loss, in which case the increase is recognised in profit or loss. A revaluation deficit is recognised in profit or loss, except to the extent that it offsets an existing surplus on the same asset carried in the asset revaluation reserve.

Any accumulated depreciation as at the revaluation date is eliminated against the gross carrying amount of the hotel property and the net amount is restated to the revalued amount of the hotel property. The revaluation surplus included in the asset revaluation reserve is transferred directly to retained earnings on retirement or disposal.

On disposal of the hotel property, the net surplus on revaluation is transferred directly to retained earnings.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.5 *Property, plant and equipment, and depreciation (cont'd)*

For acquisitions and disposals during the year, depreciation is provided from the month of acquisition and to the month before disposal respectively. Fully depreciated assets are retained in the books of accounts until they are no longer in use.

The carrying values of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

The residual values, useful lives and depreciation methods are reviewed at each financial year-end to ensure that the amount, method and period of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the items of property, plant and equipment.

An item of property, plant and equipment is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on de-recognition of the asset is included in profit or loss in the year the asset is de-recognised.

2.6 *Intangible assets*

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Software licence is amortised on a straight line basis over its finite useful life of 10 years.

2.7 *Investment properties*

Investment properties are properties that are either owned by the Group or leased under a finance lease that are held to earn rentals or for capital appreciation, or both, rather than for use in the production or supply of goods or services, or for administrative purposes, or for sale in the ordinary course of business. Investment properties comprise completed investment properties and properties that are being constructed or developed for future use as investment properties. Properties held under operating leases are classified as investment properties when the definition of investment properties is met.

(a) Completed investment properties

Investment properties are initially recorded at cost including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met.

Subsequent to initial recognition, investment properties are measured at fair value. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the year in which they arise.

Additions, improvements and renewals resulting from subsequent expenditure are capitalised and expenditure for repairs and maintenance are charged to profit or loss when incurred.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.7 Investment properties (cont'd)

(a) Completed investment properties (cont'd)

Investment properties are de-recognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognised in profit or loss in the year of retirement or disposal.

(b) Investment property under construction

Investment property under construction is initially stated at cost, which includes cost of land and construction, related overhead expenditure and financing charges incurred during the period of construction and up to the completion of construction.

Investment property under construction is subsequently measured at fair value and on completion. Gains or losses arising from changes in the fair value of investment property is included in profit or loss.

When completed, investment property under construction is transferred to completed investment properties.

2.8 Subsidiary companies

A subsidiary company is an investee that is controlled by the Group. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

In the Company's separate financial statements, investments in subsidiary companies are accounted for at cost, less impairment losses.

2.9 Associated companies

An associated company is an entity over which the Group has the power to participate in the financial and operating policy decisions of the investee but does not have control or joint control of those policies.

The Group accounts for its investments in associated companies using the equity method from the date on which it becomes an associated company.

On acquisition of the investment, any excess of the cost of the investment over the Group's share of the net fair value of the investee's identifiable assets and liabilities is accounted as goodwill and is included in the carrying amount of the investment. Any excess of the Group's share of the net fair value of the investee's identifiable assets and liabilities over the cost of the investment is included as income in the determination of the entity's share of the associated company's profit or loss in the period in which the investment is acquired.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.9 Associated companies (cont'd)

Under the equity method, the investment in associated companies is carried in the statement of financial position at cost plus post-acquisition changes in the Group's share of net assets of the associated companies. The profit or loss reflects the share of results of the operations of the associated companies. Distributions received from associated companies reduce the carrying amount of the investment. Where there has been a change recognised in other comprehensive income by the associated companies, the Group recognises its share of such changes in other comprehensive income. Unrealised gains and losses resulting from transactions between the Group and associated company are eliminated to the extent of the interest in the associated company.

When the Group's share of losses in an associated company equals or exceeds its interest in the associated company, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associated company.

After application of the equity method, the Group determines whether it is necessary to recognise an additional impairment loss on the Group's investment in associated companies. The Group determines at the end of each reporting period whether there is any objective evidence that the investment in the associated company is impaired.

If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associated company and its carrying value, and recognises the amount in profit or loss.

The financial statements of the associated companies are prepared at the same reporting date as the Company. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

2.10 Development properties

Development properties are properties acquired or being constructed for sale in the ordinary course of business, rather than to be held for the Group's own use, rental or capital appreciation.

Development properties are held as inventories and measured at the lower of cost and net realisable value.

Net realisable value of development properties is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less the estimated costs of completion and the estimated costs necessary to make the sale. Allowance for foreseeable losses is made when it is anticipated that the net realisable value has fallen below cost.

The costs of development properties recognised in profit or loss on disposal are determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.11 Contract assets/liabilities

Contract assets primarily relate to the Company's rights to consideration for work completed but not billed at the reporting date on construction of development properties. Contract assets are transferred to trade receivables when the rights become unconditional. This usually occurs when the Company invoices the customer.

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. Contract liabilities are recognised as revenue when the Company performs under the contract.

2.12 Financial instruments

Financial assets

Initial recognition and measurement

Financial assets are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument.

Financial assets are classified, at initial recognition, and subsequently measured at amortised cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, directly attributable transaction costs. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Trade receivables are measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third party, if the trade receivables do not contain a significant financing component at initial recognition.

Subsequent measurement

Financial assets at amortised cost (debt instruments)

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the contractual cash flow characteristics of the asset. Financial assets that are held for the collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets are measured at amortised cost using the effective interest method, less impairment. Gains and losses are recognised in profit or loss when the assets are de-recognised or impaired, and through amortisation process.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.12 Financial instruments (cont'd)

Financial assets (cont'd)

Subsequent measurement (cont'd)

Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under IAS 32 Financial Instruments: Presentation and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised as other income in the statement of profit or loss when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Group elected to classify irrevocably its non-listed equity investments under this category.

Financial assets at fair value through profit or loss

Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt instruments that is subsequently measured at fair value through profit or loss and is not of a hedging relationship is recognised in profit or loss in the period in which it arises.

De-recognition

A financial asset is de-recognised where the contractual right to receive cash flows from the asset has expired. On de-recognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received and any cumulative gain or loss that had been recognised in other comprehensive income is recognised in profit or loss.

Financial liabilities

Initial recognition and measurement

Financial liabilities are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument. The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value plus in the case of financial liabilities not at fair value through profit or loss, directly attributable transaction costs.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.12 Financial instruments (cont'd)

Financial liabilities (cont'd)

Subsequent measurement

Financial liabilities at amortised cost

After initial recognition, financial liabilities that are not carried at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are de-recognised, and through the amortisation process.

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Subsequent to initial recognition, financial liabilities at fair value through profit or loss are measured at fair value. Any gains or losses arising from changes in fair value of the financial liabilities are recognised in profit or loss.

De-recognition

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a de-recognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is presented in the statements of financial position, when and only when, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

2.13 Cash and cash equivalents

Cash and cash equivalents comprise cash and bank balances, and bank deposits which are subject to an insignificant risk of changes in value, and which form an integral part of the Group's cash management.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.14 *Impairment of non-financial assets*

The Group assesses at each reporting date whether there is an indication that a non-financial asset may be impaired. If any indication exists, the Group makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value, less costs of disposal and its value-in-use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value-in-use, the estimated future cash flows expected to be generated by the asset are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators.

Impairment losses are recognised in profit or loss, except for assets that were previously revalued where the revaluation was taken to other comprehensive income. In this case, the impairment is also recognised in other comprehensive income up to the amount of any previous revaluation.

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Group estimates the asset's or cash-generating unit's recoverable amount.

A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss unless the asset is measured at its revalued amount, in which case the reversal is treated as a revaluation increase.

2.15 *Impairment of financial assets*

The Group recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss and financial guarantee contracts. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is recognised for credit losses expected over the remaining life of the exposure, irrespective of timing of the default (a lifetime ECL).

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.15 Impairment of financial assets (cont'd)

For trade receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date.

The Group considers a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

2.16 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and the amount of the obligation can be estimated reliably.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed.

2.17 Rental deposits

Rental deposits relate to deposits received from tenants at the Group's investment properties. The accounting policy for rental deposits as a financial liability is set out in Note 2.12.

2.18 Taxes

(a) Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the end of the reporting period, in the countries where the Group operates and generates taxable income.

Current income taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(b) Deferred tax

Deferred income tax is provided, using the liability method on temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.18 Taxes (cont'd)

(b) Deferred tax (cont'd)

Deferred tax liabilities are recognised for all temporary differences, except:

- Where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of taxable temporary differences associated with investments in subsidiaries and associated companies, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- Where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of deductible temporary differences associated with investments in subsidiaries and associated companies, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to taxable income in the year when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the end of each reporting period.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity and deferred tax arising from a business combination is adjusted against goodwill on acquisition.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.18 Taxes (cont'd)

(c) Sales tax

Revenue, expenses and assets are recognised net of the amount of sales tax except:

- Where the sales tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the sales tax is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- Receivables and payables that are stated with the amount of sales tax included.

The net amount of sales tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statements of financial position.

2.19 Revenue recognition

Revenue is measured based on the consideration to which the Group expects to be entitled in exchange for transferring promised goods and services to a customer, excluding amounts collected on behalf of third parties.

Revenue is recognised when the Group satisfies a performance obligation by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A performance obligation may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied performance obligation.

(a) Sale of development properties

Revenue is recognised when control over the property has been transferred to the customer, either over time or at a point in time, depending on the contractual terms.

For development properties whereby the Group is restricted contractually from directing the properties for another use as they are being developed and has an enforceable right to payment for performance completed to date, revenue is recognised over time, based on the construction costs incurred to date as a proportion of the estimated total construction costs to be incurred.

For development properties whereby the Group does not have an enforceable right to payment for performance completed to date, revenue is recognised when the customer obtains control of the asset, usually upon transfer of legal title.

Incremental costs of obtaining a contract are capitalised if these costs are recoverable. Costs to fulfil a contract are capitalised if the costs relate directly to the contract, generate or enhance resources used in satisfying the contract and are expected to be recovered. Other contract costs are expensed as incurred.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.19 Revenue recognition (cont'd)

(a) Sale of development properties (cont'd)

Capitalised contract costs are subsequently amortised on a systematic basis as the Company recognises the related revenue. An impairment loss is recognised in profit or loss to the extent that the carrying amount of the capitalised contract costs exceeds the remaining amount of consideration that the Company expects to receive in exchange for the goods or services to which the contract costs relates less the costs that relate directly to providing the goods and that have not been recognised as expenses.

Cost to obtain contract

Commission paid to property agents on the sale of development properties will be capitalised as incremental costs to obtain a contract with customer if these costs are recoverable. These costs are amortised consistently with the pattern of revenue recognised for the related contract to profit or loss.

(b) Rental income

Rental income arising from operating leases on investment properties and development properties is accounted for on a straight-line basis over the lease terms. The aggregate costs of incentives provided to lessees are recognised as a reduction of rental income over the lease term on a straight-line basis.

(c) Hotel operations

Revenue from hotel operations is recognised when services are rendered and accepted by customers.

(d) Others

Interest income is recognised on a time-apportioned basis using the effective interest method.

Dividend income is recognised when the Group's and Company's right to receive payment is established.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025**

2. Material accounting policy information (cont'd)**2.20 Leases**

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

(a) Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Machinery	- 2 years
Other equipment	- 5 years

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment based on the accounting policy asset out in Note 2.14.

(b) Lease liabilities

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025**

2. Material accounting policy information (cont'd)**2.20 Leases (cont'd)*****As a lessee (cont'd)*****(b) Lease liabilities (cont'd)**

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

(c) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

As a lessor

Leases in which the Group does not transfer substantially all the risks and rewards of ownership of the asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same bases as rental income. The accounting policy for rental income is set out in Note 2.19(b). Contingent rents are recognised as revenue in the period in which they are earned.

2.21 Employee benefits**(a) Defined contribution plan**

The Group makes contributions to the Central Provident Fund ("CPF") in Singapore, a defined contribution pension scheme. CPF contributions are recognised as an expense in the period in which the related service is performed.

(b) Employee leave entitlement

Employee entitlements to annual leave are recognised as a liability when they accrue to employees. A provision is made for the estimated liability for leave as a result of services rendered by employees up to the end of the reporting period.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.22 Key management personnel

Key management personnel are those persons having the authority and responsibility for planning, directing and controlling the activities of the entity. Directors and heads of departments are considered key management personnel.

2.23 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

2.24 Foreign currencies

The Group's consolidated financial statements are presented in Singapore Dollars, which is also the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

Transactions and balances

Transactions in foreign currencies are measured in the respective functional currencies of the Company and its subsidiary companies and are recorded on initial recognition in the functional currencies at exchange rates approximating those ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the end of the reporting period. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the end of the reporting period are recognised in profit or loss except for exchange differences arising on monetary items that form part of the Group's net investment in foreign operations, which are recognised initially in other comprehensive income and accumulated under foreign currency translation reserve in equity. The foreign currency translation reserve is reclassified from equity to profit or loss on disposal of the foreign operation.

Consolidated financial statements

For consolidation purpose, the assets and liabilities of foreign operations are translated into SGD at the rate of exchange ruling at the end of the reporting period and their profit or loss are translated at the exchange rates prevailing at the date of the transactions. The exchange differences arising on the translation are recognised in other comprehensive income. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in profit or loss.

In the case of a partial disposal without loss of control of a subsidiary company that includes a foreign operation, the proportionate share of the cumulative amount of the exchange differences is re-attributed to non-controlling interest and is not recognised in profit or loss. For partial disposals of associated companies that are foreign operations, the proportionate share of the accumulated exchange differences is reclassified to profit or loss.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

2. Material accounting policy information (cont'd)

2.25 *Financial guarantees*

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument. The Group has issued corporate guarantees to financial institutions to secure the borrowings of its subsidiaries.

2.26 *Contingencies*

A contingent liability is:

- (a) a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group; or
- (b) a present obligation that arises from past events but is not recognised because:
 - (i) It is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
 - (ii) The amount of the obligation cannot be measured with sufficient reliability.

2.27 *Related parties*

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered related if they are subject to common control or common significant influence. Related parties may be individuals including close members of the individuals, or corporate entities.

2.28 *Government grant*

Government grants are recognised when there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. Where the grant relates to an asset, the fair value is recognised as deferred capital grant on the statement of financial position and is amortised to profit or loss over the expected useful life of the relevant asset by equal annual instalments. Where the grant relates to an expense item, it is recognised in profit or loss on a systematic basis over the periods in which the entity recognises as expenses the related costs for which the grants are intended to compensate.

Where loans or similar assistance are provided by governments or related institutions with an interest rate below the current applicable market rate, the effect of this favourable interest is regarded as additional government grant.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2025

3. Significant accounting estimates and judgments

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future periods.

3.1 *Judgment made in applying accounting policies*

In the process of applying the Group's accounting policies, management has made the following judgment, apart from those involving estimations, which has the most significant effect on the amounts recognised in the financial statements.

Operating lease commitments – as lessor

The Group has entered into commercial property leases on its investment properties. The Group has determined, based on the evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties, and so accounts for the contracts as operating leases.

3.2 *Key sources of estimation uncertainty*

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of each reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

(i) ***Revenue recognition on sale of development properties under construction***

The Group recognises revenue for pre-completion sales of development properties by reference to the stage of completion using the percentage of completion method. The stage of completion is measured in accordance with the accounting policy set out in Note 2.19(a) to the financial statements. Significant assumptions are required to estimate the total contract costs and the recoverable variation works that affect the stage of completion and revenue respectively. In making these estimates, management has relied on past experience and knowledge of the project engineers and independent real estate architects.

The carrying amount of development properties as well as the revenue from sale of development properties are disclosed in Note 8 and Note 25 to the financial statements respectively.

(ii) ***Estimation of net realisable value of development properties***

The Group assesses whether there are any indicators of impairment for development properties held for sale at each reporting date. Impairment for development properties held for sale is made when the net realisable value has fallen below cost. In arriving at estimates of net realisable values, management considered factors such as current market conditions, recent selling prices of the development properties and comparable development properties.

The carrying amount of development properties held for sale is disclosed in Note 8.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025**

3. Significant accounting estimates and judgments (cont'd)**3.2 Key sources of estimation uncertainty (cont'd)****(iii) Impairment of non-financial assets**Investments in associated companies

The Group assesses at each reporting date whether there is any objective evidence that investments in associated companies are impaired. Where there is objective evidence of impairment, the recoverable amount is estimated based on the higher of the value-in-use and the fair value less costs to sell. Estimating the value-in-use requires the Group to make an estimate of the expected future cash flows to be generated by the associated companies and also to choose a suitable discount rate in order to calculate the present value of those cash flows which reflects the risk profile of the investee and economic assumptions regarding the industry and geographical jurisdiction in which the investee operates. Changes in assumptions about these factors could affect the recoverable amount of the investee.

There was an increase in the level of estimation uncertainty in determining the recoverable value of the investments in associated companies as at 31 December 2025 arising from changes in market and economic conditions.

The carrying amount of the associated companies at the reporting date has been disclosed in the Group's statement of financial position.

Impairment of subsidiary companies

Determining whether investments in subsidiary companies are impaired requires an estimation of the value-in-use of the investments. The value-in-use calculation requires the Company to estimate the future cash flows expected from the subsidiary companies and appropriate discount rates in order to calculate the present value of the future cash flows. Management has evaluated the recoverability of the investment based on such estimates.

There was an increase in the level of estimation uncertainty in determining the recoverable value of the investments in subsidiary companies as at 31 December 2025 arising from changes in market and economic conditions.

The carrying amount of the subsidiary companies at the reporting date has been disclosed in the Company's statement of financial position.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025**

3. Significant accounting estimates and judgments (cont'd)**3.2 Key sources of estimation uncertainty (cont'd)****(iv) Revaluation of hotel property and investment properties**

The Group carries its hotel property and investment properties at fair value, with changes in fair values being recognised in other comprehensive income and profit or loss respectively.

The fair values of the hotel property and investment properties are based on the valuation of independent real estate valuation experts, with adjustment by the Board of Directors where appropriate. The valuation techniques applied include the Income Capitalisation Method, Market Comparable Method, and Discounted Cash Flow Analysis.

The determination of the fair value of the hotel property and investment properties includes consideration of actual revenue, room rates and occupancy rates, property expenses as well as the projected sustainable income in the following years based on market rent and prevailing market conditions. These estimates are based on local market conditions existing at the end of each reporting period.

There was an increase in the level of estimation uncertainty in determining the fair value of the hotel property and investment properties as at 31 December 2025 arising from changes in market and economic conditions.

The hotel property and investment properties at the reporting date have been disclosed in the Note 4 & 5a respectively.

(v) Income taxes

Significant judgment is involved in determining the Group's and the Company's provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group and the Company recognise liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

The carrying amounts of the Group's and the Company's provision for taxation at 31 December 2025 were approximately \$26,724,000 (2024: \$21,442,000) and \$559,000 (2024: \$1,387,000). The carrying amounts of the Group's deferred tax liabilities at 31 December 2025 was \$101,216,000 (2024: \$103,490,000).

(vi) Useful lives of property, plant and equipment

The cost of property, plant and equipment is depreciated on a straight-line basis over their useful lives. Management estimates the useful lives of property, plant and equipment to be within 3 to 50 (2024: 3 to 50) years.

The carrying amounts of the Group's and the Company's property, plant and equipment as at 31 December 2025 are stated in Note 4 to the financial statements. Changes in the expected level of usage could impact the economic useful lives and residual values of these assets, therefore future depreciation charges could be revised.

Allgreen Properties Limited and its subsidiary companies

**Notes to the financial statements
For the financial year ended 31 December 2025**

3. Significant accounting estimates and judgments (cont'd)

3.2 Key sources of estimation uncertainty (cont'd)

(vii) Fair value of equity instrument at FVOCI

Equity instrument at FVOCI is measured at fair value, which is determined annually. The fair value is determined using the revalued net asset valuation method. The key assumptions used to determine the fair value of the investment is provided in Note 34.

The carrying amount of the Group's equity instrument at FVOCI as at 31 December 2025 was \$27,098,000 (2024: \$24,833,000).

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****4. Property, plant and equipment**

Group	Hotel property \$'000	Plant, machinery, furniture, fittings, IT systems and equipment \$'000	Motor vehicles \$'000	Operating supplies \$'000	Construction- in- progress \$'000	Total \$'000
Cost or valuation						
At 1 January 2024	488,000	49,293	30	1,001	591	538,915
Additions	778	4,191	–	19	2,950	7,938
Acquired on acquisition of subsidiaries	–	2,081	–	–	–	2,081
Reclassification	–	–	–	–	(570)	(570)
Disposals	–	(791)	(30)	–	–	(821)
Revaluation	1,222	–	–	–	–	1,222
Exchange differences	–	114	–	–	–	114
At 31 December 2024 and 1 January 2025	490,000	54,888	–	1,020	2,971	548,879
Additions	1,761	2,826	–	224	113	4,924
Reclassification	–	9	–	–	(2,639)	(2,630)
Disposals	(66)	(729)	–	(47)	–	(842)
Revaluation	(1,695)	–	–	–	–	(1,695)
Exchange differences	–	66	–	–	–	66
At 31 December 2025	490,000	57,060	–	1,197	445	548,702

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****4. Property, plant and equipment (cont'd)**

Group (cont'd)	Hotel property \$'000	Plant, machinery, furniture, fittings, IT systems and equipment \$'000	Motor vehicles \$'000	Operating supplies \$'000	Construction- in- progress \$'000	Total \$'000
Accumulated depreciation						
At 1 January 2024	–	41,580	30	845	–	42,455
Depreciation for the year	11,982	3,451	–	26	–	15,459
Acquired on acquisition of subsidiaries	–	1,956	–	–	–	1,956
Disposals	–	(761)	(30)	–	–	(791)
Revaluation	(11,982)	–	–	–	–	(11,982)
Exchange differences	–	109	–	–	–	109
At 31 December 2024 and 1 January 2025	–	46,335	–	871	–	47,206
Depreciation for the year	12,529	3,880	–	21	–	16,430
Reclassification	–	(8)	–	–	–	(8)
Disposals	(54)	(692)	–	(10)	–	(756)
Revaluation	(12,475)	–	–	–	–	(12,475)
Exchange differences	–	52	–	–	–	52
At 31 December 2025	–	49,567	–	882	–	50,449
Net book value						
At 31 December 2025	490,000	7,493	–	315	445	498,253
At 31 December 2024	490,000	8,553	–	149	2,971	501,673

Hotel property, carried at valuation, consists of leasehold land, building, plant and machinery and fittings with net carrying values of \$370,000,000 (2024: \$370,000,000), \$118,488,000 (2024: \$116,688,000) and \$1,512,000 (2024: \$3,312,000) respectively as at 31 December 2025.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****4. Property, plant and equipment (cont'd)*****Revaluation of hotel property***

	Group	
	2025	2024
	\$'000	\$'000
Hotel property		
Transfer to asset revaluation reserve	10,780	13,205

As at 31 December 2025, the market value of the hotel property was assessed to approximate \$490,000,000 (2024: \$490,000,000).

If the hotel property was measured using the cost model, the net carrying amount would be as follows:

	Group	
	2025	2024
	\$'000	\$'000
Cost	268,292	266,597
Accumulated depreciation	(137,803)	(131,984)
Net carrying value	130,489	134,613
Company		
<u>Cost</u>		
At 1 January 2024, 31 December 2024, 1 January 2025 and 31 December 2025		2,290

**Furniture,
fittings, IT
systems and
equipment
\$'000**

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****4. Property, plant and equipment (cont'd)**

Company (cont'd)	Furniture, fittings, IT systems and equipment \$'000
Accumulated depreciation	
At 1 January 2024	2,275
Depreciation for the year	7
At 31 December 2024 and 1 January 2025	2,282
Depreciation for the year	7
At 31 December 2025	2,289
Net book value	
At 31 December 2025	1
At 31 December 2024	8

5a. Investment properties

	Group	
	2025 \$'000	2024 \$'000
Freehold properties	2,266,000	2,199,000
Leasehold property	2,082,383	2,049,263
	4,348,383	4,248,263

The movements in investment properties are as follows:

	Group	
	2025 \$'000	2024 \$'000
Statement of financial position:		
At 1 January	4,248,263	2,516,000
Additions (subsequent expenditure)	87,111	5,071
Acquired on acquisition of subsidiaries	–	825,190
Write-off	(19)	(98)
Exchange differences	10,828	18,073
Fair value gain recognised in profit or loss (Note 27)	2,200	42,727
Transfer of completed investment property	–	841,300
At 31 December	4,348,383	4,248,263
Statement of comprehensive income:		
Rental income	239,932	213,513
Direct operating expenses arising from investment properties that generated rental income	(48,843)	(53,338)

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025**

5a. Investment properties (cont'd)

The investment properties include interests in land and buildings and their integral plant and machinery and fittings. As at 31 December 2025, the market values of the investment properties of the Group were assessed to be \$4,348,383,000 (2024: \$4,248,263,000).

The investment properties held by the Group as at 31 December 2025 are as follows:

Properties	Existing use	Tenure	Unexpired lease term
1 Kim Seng Promenade, Singapore 237994	Office/ Retail	Freehold	Freehold
2 Kim Seng Walk, Singapore 239404	Serviced apartments	Freehold	Freehold
91 Tanglin Road, Singapore 247918	Office/ Retail	Freehold	Freehold
163 Tanglin Road, Singapore 247933	Retail	99 years leasehold commencing from 31 May 1991	64 years
7 Pasir Ris Central, Singapore 519612 (Transferred from Investment Properties Under Construction in 2024)	Retail	99 years leasehold commencing from 5 July 2021	94 years
33 Sengkang West Avenue, Singapore 797653	Retail	99 years leasehold commencing from 18 April 2012	85 years
Nos. 106-108, Jalan Wong Ah Fook, 80000 Johor Bahru, Johor, Malaysia	Retail	99 years leasehold commencing from 15 June 1992	65 years

Investment properties amounting to \$3,602,500,000 (2024: \$3,528,000,000) have been mortgaged to secure borrowings (Note 18).

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****5b. Investment property under construction**

	Group	
	2025	2024
	\$'000	\$'000
At 1 January	–	766,082
Additions (subsequent expenditure)	–	75,218
Transfer of completed investment property	–	(841,300)
At 31 December	–	–

As at 31 December 2024, the property was transferred from investment property under construction to investment property (Note 5a) as the Temporary Occupation Permit of the property was obtained in May 2024. The investment property under construction which includes land and building under construction, was valued using Income Capitalisation Method less costs to complete as at 31 December 2024.

In 2024, the borrowing costs relating to bank loans were capitalised as part of investment property under construction. The rates used to determine the amount of borrowings costs eligible for capitalisation ranged from 4.00% to 4.88% per annum.

Borrowing costs capitalised during the financial year were paid/payable to:

	Group	
	2025	2024
	\$'000	\$'000
Bank	–	5,589

6. Subsidiary companies

	Company	
	2025	2024
	\$'000	\$'000
Investment in subsidiary companies, at cost	1,028,660	1,025,160
Impairment losses	(224,400)	(224,400)
Quasi-equity contributions ⁽ⁱ⁾	1,166,803	1,057,410
Net investment in subsidiary companies	1,971,063	1,858,170
Loans to subsidiary companies:		
Interest-bearing ⁽ⁱⁱ⁾	113,096	113,096
Interest-free ⁽ⁱⁱⁱ⁾	62,451	57,350
Net loans to subsidiary companies	175,547	170,446
Total	2,146,610	2,028,616

There were no movements in the allowance for impairment on investment in subsidiary companies for the current and previous financial years.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****6. Subsidiary companies (cont'd)**

- (i) These quasi-equity contributions to subsidiary companies are non-trade related, unsecured, interest-free and repayment to the Company is at the sole discretion of the subsidiary companies. Accordingly, these amounts form part of the Company's net investment in subsidiary companies.
- (ii) These loans are unsecured, not expected to be repaid in the next 12 months and the effective interest rate is 2% (2024: 2%) per annum. Their carrying values approximate their fair values as they bear interest at variable rates which approximate rates for similar types of borrowing arrangements.
- (iii) These loans to subsidiary companies are unsecured, interest-free and not expected to be repaid in the next 12 months.

a. Composition of the Group

Details of the subsidiary companies are as follows:

Name	Country of incorporation/ principal place of business	Proportion of ownership interest held by Group		Principal activities
		2025 %	2024 %	
Allgreen Properties (Chengdu) Pte. Ltd.	Singapore	100	100	Investment holding
Allgreen Properties (Qinhuangdao) Pte. Ltd.	Singapore	100	100	Investment holding
Allgreen Properties (Shanghai) Pte. Ltd.	Singapore	100	100	Investment holding
Allgreen Properties (Shenyang) Pte. Ltd.	Singapore	100	100	Investment holding
Allgreen Properties (Tianjin) Pte. Ltd.	Singapore	100	100	Investment holding
Allgreen Properties (Vietnam) Pte. Ltd.	Singapore	100	100	Investment holding
Belfin Investments Pte. Ltd.	Singapore	—	100	Liquidated
Cuscaden Properties Pte. Ltd.	Singapore	55.4	55.4	Owner and operator of a hotel cum shopping complex

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****6. Subsidiary companies (cont'd)****a. Composition of the Group (cont'd)**

Details of the subsidiary companies are as follows: (cont'd)

Name	Country of incorporation/ principal place of business	Proportion of ownership interest held by Group		Principal activities
		2025	2024	
		%	%	
GWC Commercial Pte. Ltd.	Singapore	100	100	Owner and operator of a mixed development comprising offices and retail shops
GWC Serviced Apartments Pte. Ltd.	Singapore	100	100	Owner and operator of serviced apartments
Jeston Investments Pte. Ltd.	Singapore	100	100	Investment holding
Leo Property Management Private Limited	Singapore	100	100	Project and property management, and estate agent
Midpoint Properties Limited	Singapore	100	100	Dormant
Allgreen Treasury Pte. Ltd.	Singapore	100	100	Treasury services
Pine I Residential Pte. Ltd.	Singapore	–	100	Liquidated
Phoenix Commercial Pte. Ltd.	Singapore	70	70	Property developer and owner, and retail mall operator
Phoenix Residential Pte. Ltd.	Singapore	70	70	Property developer and owner
Allgreen Alternative Ventures Pte. Ltd.	Singapore	100	100	Investment holding
Project Kingfisher Pte. Ltd.	Singapore	60	60	Dormant
Valerian Residential Pte. Ltd.	Singapore	100	100	Property developer and owner
Allgreen Properties (Malaysia) Pte. Ltd.	Singapore	100	100	Investment holding
Rufiji Pte. Ltd.#	Singapore	100	100	In process of liquidation
Sky Top Investments Pte. Ltd.#	Singapore	100	100	In process of liquidation

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****6. Subsidiary companies (cont'd)****a. Composition of the Group (cont'd)**

Details of the subsidiary companies are as follows: (cont'd)

Name	Country of incorporation/ principal place of business	Proportion of ownership interest held by Group		Principal activities
		2025 %	2024 %	
Tanglin Place Development Pte. Ltd. ⁽¹⁾	Singapore	55.4	55.4	Owner and operator of a mixed development comprising offices and retail shops
Valleypoint Investments Pte. Ltd.	Singapore	100	100	Property developer and owner
Allgreen Property Management Services Co., Ltd. ^{(2) *}	Vietnam	–	100	Dissolved
Allgreen-Vuong Thanh Properties Company Limited. ^{(2) *}	Vietnam	–	98	Dissolved
The Seletar Mall Pte. Ltd.	Singapore	100	100	Owner and operator of retail shops
Aldertree Properties Sdn. Bhd. ⁽³⁾	Malaysia	75	75	Investment holding
Johdaya Karya Sdn. Bhd. ⁽⁴⁾	Malaysia	52.5	52.5	Property development and investment in real properties
Great Charge Pte. Ltd.	Singapore	100	100	Electric vehicle charging point operator
Aster Residential Pte. Ltd.	Singapore	100	100	Property developer and owner
Bellis Residential Pte. Ltd.	Singapore	100	–	Property developer and owner
#	In process of liquidation			
*	Dissolved			
(1)	Subsidiary company of Cuscaden Properties Pte. Ltd.			
(2)	Subsidiary companies of Allgreen Properties (Vietnam) Pte. Ltd.			
(3)	Subsidiary company of Allgreen Properties (Malaysia) Pte. Ltd.			
(4)	Subsidiary company of Aldertree Properties Sdn. Bhd.			

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****6. Subsidiary companies (cont'd)****a. Composition of the Group (cont'd)*****Acquisition of two subsidiaries in 2024***

In 2024, the Group completed two acquisitions, both of which were accounted for as acquisitions of assets and liabilities and not a business combination. Accordingly, the acquisition cost was allocated to the assets acquired and liabilities assumed and no goodwill or deferred tax was recognised.

On 29 February 2024, the Group acquired 100% interest in The Seletar Mall Pte. Ltd. ("TSM"), a company incorporated in Singapore, for a cash consideration of S\$243,357,000. The principal activities of TSM involves holding property investments and managing The Seletar Mall shopping centre.

The Group via its subsidiary, Aldertree Properties Sdn. Bhd., incorporated on 23 January 2024, acquired 70% interest in Johdaya Karya Sdn. Bhd. ("JKSB") on 15 March 2024 for a cash consideration of RM663,756,000, equivalent to S\$188,592,000. JKSB, a company incorporated in Malaysia, is principally involved in property development, investment in real property and managing the Johor Bahru City Square Mall.

The fair value of identifiable assets and liabilities of TSM as at the date of acquisition were:

	Fair value recognised on acquisition S\$'000
Assets	
Investment property	549,334
Cash and cash equivalents	9,464
Other assets	848
	559,646
Liabilities	
Loans and borrowings	399,000
Rental deposits	9,446
Other liabilities	6,063
	414,509
Fair value of net assets acquired	145,137
Fair value of net assets acquired	145,137
Discount over fair value of net assets acquired	(780)
Total consideration paid in cash	144,357
Add: Shareholder loan	99,000
Less: Cash and cash equivalents acquired	(9,464)
Cashflow on acquisition net of cash acquired	233,893

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****6. Subsidiary companies (cont'd)****a. Composition of the Group (cont'd)*****Acquisition of two subsidiaries in 2024 (cont'd)***

The fair value of identifiable assets and liabilities of JKSB as at the date of acquisition were:

	Fair value recognised on acquisition S\$'000
Assets	
Investment property	275,856
Cash and cash equivalents	19,290
Other assets	1,763
	296,909
Liabilities	
Deferred tax liabilities	10,990
Other liabilities	6,859
	17,849
Fair value of net assets acquired	279,060
Fair value of net assets acquired	279,060
Discount on fair value of net assets acquired	(7,204)
	271,856
Non-controlling interest share	(81,126)
Exchange differences	(2,138)
	188,592
Total consideration paid in cash	188,592
Less: Consideration paid by non-controlling interest	(47,683)
Less: Cash and cash equivalents acquired	(19,290)
	121,619
Cashflow on acquisition net of cash acquired	121,619

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2025

6. Subsidiary companies (cont'd)

b. Interest in subsidiaries with material non-controlling interest ("NCI")

The Group has the following subsidiaries that have NCI that are material to the Group.

Name	Principal place of business	Proportion of ownership interest held by non-controlling interest %	Profit/(Loss) allocated to NCI during the reporting period \$'000	Accumulated NCI at the end of reporting period \$'000	Dividends paid to NCI \$'000
31 December 2025					
Cuscaden Properties Pte. Ltd. and its subsidiary company	Singapore	44.6	7,203	393,940	4,460
Phoenix Commercial Pte. Ltd.	Singapore	30.0	(1,155)	72,956	–
Phoenix Residential Pte. Ltd.	Singapore	30.0	(28)	30,912	18,000
Johdaya Karya Sdn. Bhd.	Malaysia	47.5	6,364	146,145	–
31 December 2024					
Cuscaden Properties Pte. Ltd. and its subsidiary company	Singapore	44.6	8,816	386,702	16,502
Phoenix Commercial Pte. Ltd.	Singapore	30.0	(2,198)	74,111	–
Phoenix Residential Pte. Ltd.	Singapore	30.0	20,314	75,666	–
Johdaya Karya Sdn. Bhd.	Malaysia	47.5	7,489	134,745	–

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****6. Subsidiary companies (cont'd)****c. Summarised financial information about subsidiaries with material NCI**

	Cuscaden Properties Pte. Ltd. and its subsidiary company	
	2025	2024
	\$'000	\$'000
Summarised statement of financial position		
Current assets	42,878	28,125
Non-current assets	927,657	923,793
Total assets	970,535	951,918
Current liabilities	20,206	19,821
Non-current liabilities	67,055	65,053
Total liabilities	87,261	84,874
Net assets	883,274	867,044
Summarised statement of comprehensive income		
Revenue	79,021	79,513
Profit after tax	16,151	19,764
Other comprehensive income	10,079	11,992
Total comprehensive income	26,230	31,757
Other summarised information		
Net cash generated from operating activities	34,574	17,807
Net cash used in investing activities	(8,591)	(6,492)
Net cash used in financing activities	(10,030)	(17,032)

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****6. Subsidiary companies (cont'd)****c. Summarised financial information about subsidiaries with material NCI (cont'd)**

	Phoenix Commercial Pte. Ltd.	
	2025	2024
	\$'000	\$'000
Summarised statement of financial position		
Current assets	30,340	38,686
Non-current assets	842,295	842,281
Total assets	872,635	880,967
Current liabilities	35,973	623,817
Non-current liabilities	593,476	10,112
Total liabilities	629,449	633,929
Net assets	243,186	247,038
Summarised statement of comprehensive income		
Revenue	39,101	22,384
Loss after tax	(3,851)	(7,326)
Total comprehensive loss	(3,851)	(7,326)
Other summarised information		
Net cash generated from operating activities	8,973	8,733
Net cash used in investing activities	(142)	(75,100)
Net cash generated from financing activities	–	65,029

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****6. Subsidiary companies (cont'd)****c. Summarised financial information about subsidiaries with material NCI (cont'd)**

	Phoenix Residential Pte. Ltd.	
	2025	2024
	\$'000	\$'000
Summarised statement of financial position		
Current assets	142,310	317,486
Non-current assets	–	2,692
Total assets	142,310	320,178
Current liabilities	39,271	41,941
Non-current liabilities	–	26,017
Total liabilities	39,271	67,958
Net assets	103,039	252,220
Summarised statement of comprehensive income		
Revenue	32,770	333,536
Profit after tax	(92)	67,713
Other comprehensive loss	(1,090)	(1,694)
Total comprehensive income	(1,182)	66,019
Other summarised information		
Net cash generated from operating activities	189,717	16,406
Net cash used in financing activities	(170,000)	(34,300)

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****6. Subsidiary companies (cont'd)****c. Summarised financial information about subsidiaries with material NCI (cont'd)**

	Johdaya Karya Sdn. Bhd.	
	2025	2024
	\$'000	\$'000
Summarised statement of financial position		
Current assets	40,281	27,718
Non-current assets	317,492	299,173
Total assets	357,773	326,891
Current liabilities	13,420	7,309
Non-current liabilities	36,679	35,988
Total liabilities	50,099	43,297
Net assets	307,674	283,594
Summarised statement of comprehensive income		
Revenue	24,025	25,115
Profit after tax	13,397	15,767
Total comprehensive income	13,397	15,767
Other summarised information		
Net cash generated from operating activities	21,509	14,434
Net cash used in investing activities	(6,536)	(4,567)
Net cash used in financing activities	—	(8,796)

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****7. Associated companies**

	Group	
	2025	2024
	\$'000	\$'000
Unquoted equity investments, at cost	480,257	476,161
Loans to associated companies	11,367	11,448
Share of foreign currency translation reserve	(33,693)	(24,279)
Share of other post-acquisition reserves	103,850	68,959
	561,781	532,289

The loans to associated companies comprise foreign currency loans amounting to RMB55,000,000 (2024: RMB55,000,000), which form part of the Group's net investment in the associated companies. The loans are unsecured, and settlement is neither planned nor likely to occur in the foreseeable future.

Aggregate information of the Group's investments in associated companies is as follows:

	Group	
	2025	2024
	\$'000	\$'000
Profit after tax	50,901	34,014
Other comprehensive income	(9,412)	3,452
Total comprehensive income	41,489	37,466

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****7. Associated companies (cont'd)**

Details of the associated companies are as follows:

Name	Country of incorporation/ principal place of business	Proportion of ownership interest held by Group		Principal activities
		2025 %	2024 %	
Central Laundry Pte. Ltd. ⁽¹⁾ @	Singapore	13.8	13.8	Provision of laundry services
Hengyun Real Estate (Tangshan) Co., Ltd. ⁽²⁾	China	25	25	Property developer of residential apartments
Kerry (Shenyang) Real Estate Development Co., Ltd. ⁽³⁾ @	China	15	15	Property developer and owner and operator of a mixed development comprising offices, residences, retail shops and ancillary facilities
Lucky Billion Development (Qinhuangdao) Co., Ltd. ⁽⁴⁾ @	China	10	10	Property developer of residential apartments
Ruihe Real Estate (Tangshan) Co., Ltd. ⁽²⁾	China	25	25	Owner and operator of hotel
Shanghai Pudong Kerry City Properties Co., Ltd. ⁽⁵⁾ @	China	16	16	Property developer and owner and operator of a mixed development comprising offices, serviced apartments, retail shops and hotel
Shangri-La Hotel (Shenyang) Co., Ltd. ⁽³⁾ @	China	15	15	Owner and operator of hotel
Tianjin Kerry Real Estate Development Co., Ltd. ⁽⁶⁾	China	31	31	Property developer and owner and operator of a mixed development comprising residences, retail and hotel

@ Deemed to be an associated company as the Group has significant influence over the financial and operating policies of this entity due to its board representation

(1) Associated company of Cuscaden Properties Pte. Ltd.

(2) Associated companies of Jeston Investments Pte. Ltd.

(3) Associated companies of Allgreen Properties (Shenyang) Pte. Ltd.

(4) Associated company of Allgreen Properties (Qinhuangdao) Pte. Ltd.

(5) Associated company of Allgreen Properties (Shanghai) Pte. Ltd.

(6) Associated company of Allgreen Properties (Tianjin) Pte. Ltd.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

7. Associated companies (cont'd)

The summarised financial information in respect of the Group's material investments in associated companies, Shanghai Pudong Kerry City Properties Co., Ltd, Kerry Shenyang Real Estate Co., Ltd and Tianjin Kerry Real Estate Development Co., Ltd based on their financial statements and a reconciliation with the carrying amount of the investments in the consolidated financial statements are as follow:

Summarised statement of financial position

	Shanghai Pudong Kerry City Properties Co., Ltd	
	2025	2024
	\$'000	\$'000
Current assets	68,595	32,234
Non-current assets	1,461,504	1,323,653
Total assets	1,530,099	1,355,887
Current liabilities	106,055	96,165
Non-current liabilities	222,288	176,893
Total liabilities	328,343	273,058
Net assets	1,201,756	1,082,829
Proportion of the Group's ownership	16%	16%
Group's share of net assets	192,281	173,253
Carrying amount of the investment	192,281	173,253

Summarised statement of comprehensive income

	Shanghai Pudong Kerry City Properties Co., Ltd	
	2025	2024
	\$'000	\$'000
Revenue	168,063	179,505
Profit after tax, representing total comprehensive income	216,003	81,137

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****7. Associated companies (cont'd)****Summarised statement of financial position**

	Kerry Shenyang Real Estate Co., Ltd	
	2025	2024
	\$'000	\$'000
Current assets	419,832	386,868
Non-current assets	532,779	736,753
Total assets	952,611	1,123,621
Current liabilities	146,768	297,534
Non-current liabilities	—	14,866
Total liabilities	146,768	312,400
Net assets	805,843	811,221
Proportion of the Group's ownership	15%	15%
Group's share of net assets	120,876	121,683
Carrying amount of the investment	120,876	121,683

Summarised statement of comprehensive income

	Kerry Shenyang Real Estate Co., Ltd	
	2025	2024
	\$'000	\$'000
Revenue	260,009	210,797
Profit after tax, representing total comprehensive income	32,144	62,416

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****7. Associated companies (cont'd)****Summarised statement of financial position**

	Tianjin Kerry Real Estate Development Co., Ltd	
	2025	2024
	\$'000	\$'000
Current assets	109,125	57,023
Non-current assets	639,029	649,077
Total assets	748,154	706,100
Current liabilities	98,764	178,948
Non-current liabilities	102,976	9,673
Total liabilities	201,740	188,621
Net assets	546,414	517,479
Proportion of the Group's ownership	31%	31%
Group's share of net assets	169,388	160,418
Carrying amount of the investment	169,388	160,418

Summarised statement of comprehensive income

	Tianjin Kerry Real Estate Development Co., Ltd	
	2025	2024
	\$'000	\$'000
Revenue	205,719	34,418
Profit after tax, representing total comprehensive income	39,997	28,046

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****8. (a) Development properties**

	Group	
	2025	2024
	\$'000	\$'000
Properties under development	371,436	815,101
	<u>371,436</u>	<u>815,101</u>

Statement of comprehensive income:

	Group	
	2025	2024
	\$'000	\$'000
Development properties recognised as an expense in cost of sales (Note 27)	138,663	97,996

- (a) Borrowing cost ceases to be capitalised when the development properties are ready for intended pre-sale. The borrowing costs of \$9,809,268 (2024: \$4,095,000) were capitalised during the financial year which were paid to the bank.
- (b) Development properties of \$371,436,000 (2024: \$815,101,000) are pledged for bank facilities granted to the Group (Note 18).

(b) Contract costs

	Group	
	2025	2024
	\$'000	\$'000
Capitalised incremental costs of obtaining contract – sales commission		
At beginning of the year	1,054	9,778
Additions	30,235	571
Amortisation	(5,701)	(9,295)
At end of the year	<u>25,588</u>	<u>1,054</u>
Capitalised fulfilment costs – related to sale of development properties		
At beginning of the year	14,027	145,325
Additions	520,568	11,753
Amortisation	(96,686)	(143,051)
At end of the year	<u>437,909</u>	<u>14,027</u>
Total contract costs	<u><u>463,497</u></u>	<u><u>15,081</u></u>

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****8. (b) Contract costs (cont'd)**

Details of the development properties held by the Group as at 31 December 2025 are as follows:

Project Name	Location	Description
<u>Property under development</u>		
Promenade Peak	Lot 02479V, at Zion Road, Singapore	596-unit, 99 year leasehold development (commencing 4 November 2024)

9. Contract assets

	Group		Company	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Contract assets	55,462	242,449	–	–

Contract assets primarily relate to the Group's rights to consideration for work completed but not billed at the reporting date on construction of development properties. Contract assets are transferred to trade receivables when the rights become unconditional. This usually occurs when the Group invoices the customer.

10. Trade receivables

	Group		Company	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Trade receivables	10,393	50,379	203	737
Less: Allowance for impairment	(902)	(304)	–	–
Total trade receivables	9,491	50,075	203	737
Add:				
Other receivables (Note 11)	30,425	46,963	5,636	32,656
Cash and cash equivalents (Note 13)	203,824	114,396	35,554	22,344
Deposits (Note 12)	172,853	616	5,000	–
Less:				
Value-added tax/GST receivables (Note 11)	(4,246)	(4,369)	–	–
Total financial assets carried at amortised cost	412,347	207,681	46,393	55,737

Trade receivables generally have average credit terms of 7 to 30 (2024: 7 to 30) days. They are recognised at their original invoice amounts which represent their fair values on initial recognition.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****10. Trade receivables (cont'd)**Receivables that are past due but not impaired

The Group has trade receivables amounting to \$3,632,000 (2024: \$6,313,000) that are past due at the end of the reporting period but not impaired. These receivables, which relate primarily to sale of development properties and leasing at investment properties, are secured either via legal recourses that the Group has against the purchasers of development properties in the event of default or rental deposits obtained from the tenants. An analysis of their aging at the end of the reporting period is as follows:

	2025	2024
	\$'000	\$'000
Less than 30 days	2,595	3,663
31 to 60 days	352	1,586
61 to 90 days	270	231
More than 90 days	415	833
	3,632	6,313

Receivables that are impaired

The Group's trade receivables that are impaired at the end of the reporting period and the movements in the allowance account used to record the impairment are as follows:

	Group	
	2025	2024
	\$'000	\$'000
Trade receivables - nominal amounts	1,532	304
Allowance for impairment	(902)	(304)
	630	—
Movements in allowance account:		
At 1 January	304	403
Acquired on acquisition of a subsidiary	—	211
Allowance for/(write-back) for the year (Note 27)	593	(129)
Utilised during the year	—	(197)
Exchange differences	5	16
At 31 December	902	304

During the reporting period, the Group has made an allowance of \$1,007,000 (2024: \$293,000) for impairment, written back an allowance of \$414,000 (2024: \$422,000) and utilised \$Nil allowance (2024: \$197,000) subsequent to a debt recovery assessment.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

11. Other receivables

	Group		Company	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Current:				
Non-trade amounts due from associated companies of subsidiary companies ⁽ⁱ⁾ , ⁽ⁱⁱ⁾	4,829	5,188	—	—
Non-trade amounts due from subsidiary companies ⁽ⁱⁱⁱ⁾	—	—	5,418	5,240
Recoverable expenses	17,436	21,035	218	216
Value-added tax/GST receivables	4,246	4,369	—	—
Dividend receivables	—	—	—	27,200
Others	3,699	12,359	—	—
	30,210	42,951	5,636	32,656
Non-current:				
Non-trade amounts due from associated companies of subsidiary companies ⁽ⁱⁱ⁾	—	3,728	—	—
Others	215	284	—	—
	215	4,012	—	—
Total other receivables	30,425	46,963	5,636	32,656

- (i) These amounts are unsecured, non-interest bearing and are repayable on demand.
- (ii) Included in the balances are \$4,025,120 (2024: \$8,168,000) pertaining to proceeds receivable from the capital reduction of an associated company.
- (iii) Amounts due from subsidiary companies are interest-free and generally have average credit terms of 14 (2024: 14) days.

Other receivables denominated in foreign currencies at year end are as follows:

	Group	
	2025	2024
	\$'000	\$'000
Renminbi	804	748
Vietnamese Dong	—	44
Malaysian Ringgit	217	302

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****12. Deposits**

	Group		Company	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Current:				
Deposit for acquisition of land	167,291	—	—	—
Other deposits	5,562	616	5,000	—
	172,853	616	5,000	—

13. Cash and cash equivalents

	Group		Company	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Fixed deposits	60,490	53,682	—	—
Cash on hand	21	—	—	—
Cash and bank balances:				
Project accounts	53,445	6,360	—	—
Current accounts	89,868	54,354	35,554	22,344
	203,824	114,396	35,554	22,344

Fixed deposits are made for varying short term periods up to 3 months, depending on the immediate cash requirements of the Group, and earn interests at the respective fixed deposit rates. The effective interest rates at 31 December 2025 were in the range of 0.79% to 3.45% (2024: 2.00% to 3.60%).

In 2025 and 2024, the project accounts are maintained with financial institutions for housing development projects undertaken by the Group in accordance with the rules and regulations of the Housing Developers (Control & Licensing) Act. The operation of the project accounts is restricted to the specific projects and governed by rules and regulations stipulated by the Ministry of National Development. As at 31 December 2025, the project accounts of the Group is \$53,445,000 (2024: \$6,360,000).

Cash and cash equivalents denominated in foreign currencies at 31 December are as follows:

	Group	
	2025	2024
	\$'000	\$'000
United States Dollar	301	318
Vietnamese Dong	249	271
Australian Dollar	503	315
Malaysian Ringgit	38,257	21,913

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****14. Equity instrument at FVOCI**

	Group	
	2025	2024
	\$'000	\$'000
Unquoted equity investment:	27,098	24,833

The Group holds non-controlling interest in the unquoted equity investment. This investment was irrevocably designated at fair value through OCI as the Group considers this investment to be strategic in nature.

Reconciliation of fair value measurement of unquoted equity investment classified as equity instruments designated at fair value through OCI:

	Group	
	2025	2024
	\$'000	\$'000
At 1 January	24,833	23,693
Remeasurement recognised in OCI	2,983	1,970
Return of capital on unquoted investment	(718)	(830)
At 31 December	27,098	24,833

15. Share capital

	Group and Company	
	2025	2024
	\$'000	\$'000
Issued and fully paid:		
1,590,381,075 (2024: 1,590,381,075) ordinary shares	1,177,185	1,177,185

The holder of ordinary shares is entitled to receive dividends as declared from time to time and is entitled to one vote per share at shareholder meetings. All shares rank equally with regard to the Company's residual assets. The ordinary shares have no par value.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

16. Reserves

(a) ***Asset revaluation reserve***

Asset revaluation reserve represents increases in the fair value of hotel property, net of tax.

(b) ***Foreign currency translation reserve***

Foreign currency translation reserve represents exchange differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from that of the Company.

(c) ***Fair value reserve of financial asset at FVOCI***

This represents the cumulative fair value changes, net of tax, of financial assets designated at fair value through other comprehensive income until they are derecognised.

(d) ***Hedge reserve***

This represents the cumulative hedging reserves, net of tax, of derivatives assets designated at fair value through other comprehensive income until they are derecognised.

17. Loans from non-controlling interest

Included in non-controlling interests are quasi-equity (net investments) loans of \$53,346,000 (2024: \$79,746,000), which were granted to Group entities in proportion to the non-controlling interests' respective shareholdings in the subsidiary companies.

The quasi-equity loans are unsecured and repayments are neither planned nor likely to occur in the foreseeable future.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****18. Borrowings**

		Group		Company	
	Maturity	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
Current:					
Secured loans	Nil (2024: 2025)	–	1,149,829	–	–
Unsecured loans	2026 (2024: Nil)	60,000	–	60,000	–
Long term note	Nil (2024: 2025)	–	250,000	–	–
		60,000	1,399,829	60,000	–
Non-current:					
Secured loans	2028 - 2031 (2024: 2028 - 2029)	2,040,539	917,237	–	–
Long term notes	2029 - 2030 (2024: 2029)	350,000	150,000	–	–
		2,390,539	1,067,237	–	–
Total borrowings		2,450,539	2,467,066	–	–

The loans and term notes bear interest rates that ranged from 1.75% to 4.03% (2024: 3.15% to 4.88%) per annum.

The secured loans are secured by:

- assignment of subsidiaries' rights, title and interest in the insurance policies and tenancy agreements relating to the investment properties and all monies standing to the credit of the rental account;
- legal mortgages, assignment of the subsidiaries' rights, title and interests in the building agreements, construction contracts, insurance policies, sale and purchase agreements, and any other contracts in connection with the development properties; and
- corporate guarantee provided by the Company.

On 16 January 2020, the Group issued \$250,000,000 in aggregate principal amount of notes, under its \$2 billion multicurrency debt issuance programme, which was established on 5 November 2019. The notes matured and was repaid in January 2025.

On 13 December 2024, the Group issued a \$150,000,000 in aggregate principal amount of notes, under its \$2 billion multicurrency debt issuance programme. The notes will mature in December 2029 and bear an interest of 2.18% - 3.28% (2024: 3.41% - 3.61%) per annum payable in arrears.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****18. Borrowings (cont'd)**

On 13 March 2025, the Group issued \$200,000,000 in aggregate principal amount of notes, under its \$2 billion multicurrency debt issuance programme. The notes will mature in March 2030 and bear an interest of 3.16% (2024: 3.16%) per annum payable in arrears.

The above borrowings are subject to the covenants relating to aggregate leverage, asset ratio, interest coverage, loan-to-value and stress debt service coverage. As at 31 December 2025 and at 31 December 2024, the Group has complied with the financial covenants imposed by lenders.

A reconciliation of liabilities arising from financing activities is as follows:

	1 January	Acquisition of a subsidiary	Cash flows	Non-cash changes	31 December
2025	\$'000	\$'000	\$'000	\$'000	\$'000
Borrowings	2,467,066	–	(16,527)	–	2,450,539
Loans from non-controlling interest	79,746	–	(26,400)	–	53,346
Lease liabilities	98	–	(84)	29	43
2024					
Borrowings	1,290,900	300,000	876,166	–	2,467,066
Loans from non-controlling interest	79,746	–	–	–	79,746
Lease liabilities	132	–	(51)	17	98

19. Deferred tax liabilities

	Group	
	2025	2024
	\$'000	\$'000
At 1 January	103,490	108,324
Transfer to statement of comprehensive income:		
- current year (Note 28)	2,062	16,573
Deferred tax utilised	(6,002)	–
Reversal of temporary tax differences	–	(34,479)
Net gain on equity instrument at fair value through OCI	447	295
Over provision in respect of prior years	–	(260)
Gain on revaluation of hotel property	701	1,214
Acquired on acquisition of a subsidiary	–	9,737
Exchange differences	518	2,086
At 31 December	101,216	103,490

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****19. Deferred tax liabilities (cont'd)**

The balance represents tax on the following temporary differences:

	Group	
	2025	2024
	\$'000	\$'000
Excess of net book value over tax written down value of qualifying property, plant and equipment	17,179	16,291
Revaluation surplus of hotel property	61,118	60,417
Net gain on equity instrument at fair value through OCI	1,248	801
Accounting profits from development properties	19,720	24,415
Others	1,951	1,566
	101,216	103,490

20. Derivative financial instruments

The Group entered into interest rate swaps to manage its exposure to interest rate movements on its floating rate interest-bearing borrowings by swapping the interest expense on these borrowings from floating rates to fixed rates.

The Group held interest rate swaps with a total notional amount of \$1,800,000,000 to provide fixed rate funding till 2030 (2024: \$1,995,850,000 till 2029).

The carrying value of the Group's derivative financial instruments represents the total financial instruments of the Group which are held at fair value through profit or loss and other comprehensive income:

		Group	
	Maturity	2025	2024
		\$'000	\$'000
Current:			
Derivative assets – FVPL	Nil (2024: 2025)	–	11,908
Derivative assets – FVOCI	Nil (2024: 2025)	–	1,090
		–	12,998
Non-current:			
Derivative assets – FVPL	Nil (2024: 2028 - 2029)	–	6,327
Derivative assets – FVOCI	Nil (2024: 2027 - 2028)	–	3,949
Derivative liabilities – FVPL	2029 - 2030 (2024: Nil)	(25,447)	–
Derivative liabilities – FVOCI	2029 - 2030 (2024: Nil)	(9,156)	–
		(34,603)	10,276
Total derivative financial instruments		(34,603)	23,274

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****21. Trade payables**

	Group		Company	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Third parties	40,079	43,070	47	680
Amount due to subsidiary companies	—	—	—	—
Total trade payables	40,079	43,070	47	680
Add:				
Other payables (Note 22)	101,293	82,740	6,550	6,616
Advances from subsidiary companies (Note 24)	—	—	194,920	194,992
Rental deposits	58,022	54,446	—	—
Borrowings (Note 18)	2,450,539	2,467,066	60,000	—
Less:				
GST payable	(3,187)	(2,081)	(28)	(664)
Income received in advance	(3,980)	(3,687)	—	—
Total financial liabilities carried at amortised cost	2,642,766	2,641,554	261,489	201,624

Trade payables generally have average credit term of 30 (2024: 30) days.

Amount due to subsidiary companies are interest-free and generally have average credit terms of 14 (2024: 14) days.

22. Other payables

	Group		Company	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Deposits received	42	133	5	5
Retention payables	16,789	26,774	915	915
Accruals	64,470	34,711	3,678	3,281
Other payables	19,992	21,122	1,940	1,920
Amount due to subsidiary companies	—	—	12	495
	101,293	82,740	6,550	6,616

Amounts due to subsidiary companies are interest-free and generally have average credit terms of 14 (2024: 14) days.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****23. Other assets**

Other assets relate to work-in-progress as part of the ongoing asset enhancement initiative of the Group's investment properties.

24. Advances from subsidiary companies

These advances are interest free, unsecured and repayable on demand.

25. Revenue

Revenue includes those from sale of development properties, hotel operations, project and property management fees, marketing fees, estate agency fees, rental and related income from investment properties, but excludes applicable goods and services tax. Revenue from sale of development properties, hotel operations, project and property management fees and rental related income are recognised over time. Revenue from marketing fees and estate agencies fees are recognised at a point in time.

Revenue by significant categories is detailed as follows:

	Group	
	2025	2024
	\$'000	\$'000
Sale of development properties	180,962	333,536
Rental and related income from investment properties	253,143	219,654
Revenue from hotel operations	53,874	55,434
Others	533	771
	488,512	609,395

26. Other income - net

	Group	
	2025	2024
	\$'000	\$'000
Interest income	3,832	4,841
Advertising and promotion collections	4,958	4,660
Foreign exchange (loss)/gain	(337)	233
Government grant	209	105
Others	7,943	2,309
	16,605	12,148

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****27. Profit before taxation**

	Group	
	2025	2024
	\$'000	\$'000
Profit before taxation is arrived at after including the following:		
Cost of development properties included in cost of sales (Note 8)	(138,663)	(97,996)
Depreciation of property, plant and equipment (Note 4)	(16,430)	(15,459)
Loss on write-off of property, plant and equipment	(86)	(30)
Write-off of investment properties (Note 5a)	(19)	(98)
Fair value gain on investment properties (Note 5a)	2,200	42,727
Employee benefits costs		
- Salaries, bonus and other related costs	(44,072)	(39,387)
- CPF contributions	(3,112)	(3,226)
(Allowance for)/write-back of impairment loss of trade receivables, net (Note 10)	(593)	129
Finance (costs)/income:		
- Interest expense from bank loans	(56,025)	(63,536)
- Realised (loss)/gain on interest rate swap	(986)	25,772
- Other finance costs	(820)	(589)

28. Taxation

	Group	
	2025	2024
	\$'000	\$'000
Current taxation	22,949	20,208
Over provision in respect of prior years	(642)	(1,351)
Withholding tax	1,630	1,612
	23,937	20,469
Deferred taxation (Note 19)		
- Charge for the year	2,062	16,573
- Reversal of temporary tax differences	—	(13,807)
- Over provision in respect of prior years	—	(260)
	2,062	2,506
Total	25,999	22,975

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****28. Taxation (cont'd)**

A reconciliation between tax expense and the product of accounting profit multiplied by the applicable corporate tax rate for the years ended 31 December is as follows:

	Group	
	2025	2024
	\$'000	\$'000
Profit before taxation	139,607	229,152
Share of results of associated companies, net of taxation	(50,901)	(34,014)
	88,706	195,138
Tax at statutory rate of 17% (2024: 17%)	15,080	33,173
Adjustments:		
Non-deductible expenses	10,328	10,229
Non-taxable income	(648)	(8,500)
Exempt income	(122)	(105)
Utilisation of deferred tax assets on temporary differences not recognised in prior years	—	—
Deferred tax assets not recognised	168	580
Over provision of taxation in respect of prior years	(642)	(1,611)
Reversal of temporary tax differences	—	(13,807)
Withholding tax	1,630	1,612
Effect of different tax rates in foreign jurisdictions	1,589	1,422
Tax rebate	(6)	(6)
Others	(1,378)	(12)
	25,999	22,975

At the end of the reporting period, the Group has unutilised tax losses of \$10,060,000 (2024: \$9,072,000) that are available for offset against future taxable profits of the Group for which no deferred tax asset is recognised due to uncertainty of their recoverability. The use of these tax losses is subject to the agreement of the Inland Revenue Authority of Singapore and compliance with certain provisions of the Income Tax Act of Singapore. The tax losses have no expiry date.

29. Dividends

	Group and Company	
	2025	2024
	\$'000	\$'000
Declared and paid during the financial year:		
Interim (tax exempt one-tier) dividend for 2025 of 0.75 cents (2024: 0.57 cents) per ordinary share	12,000	9,000

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****30. Commitments**

- (a) Commitments contracted but not provided for in the financial statements are as follows:

	Group		Company	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Capital expenditure in respect of:				
Development properties	310,061	386,142	—	—
Investment properties	11,463	25,258	—	—

- (b) Lease commitment as lessor:

The Group has entered into commercial property leases on its investment properties and its completed properties. These non-cancellable leases have remaining lease terms of between 1 to 63 (2024: 1 to 75) months. The Group has earned contingent rents of \$11,676,000 (2024: \$12,625,000) during the financial year.

Future minimum lease receivables under non-cancellable operating leases at the end of the reporting period are as follows:

	Group	
	2025	2024
	\$'000	\$'000
Not later than one year	195,927	195,265
Later than one year but not later than five years	247,432	271,955
Later than five years	103	971
	443,462	468,191

- (c) Indemnities:

	Group	
	2025	2024
	\$'000	\$'000
Indemnities given to financial institutions for performance guarantees granted	153,453	4,930

The maximum exposure to credit risk is represented by the carrying amount of each class of financial assets in the statements of financial position, except as follows:

	Company	
	2025	2024
	\$'000	\$'000
Indemnities and corporate guarantees provided to financial institutions on subsidiary companies' utilised credit facilities	2,716	3,957

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****31. Financial support**

As at 31 December 2025 and 2024, the Company has provided financial support to certain subsidiary companies which are either in a net current liabilities position or net liabilities position, in order to enable them to continue on a going concern basis. The aggregate net current liabilities and net liabilities position of these subsidiary companies as at 31 December 2025 amounted to \$61,635,000 (2024: \$653,053,000) and \$7,882,000 (2024: \$7,000,000) respectively.

32. Significant related party transactions

Other than the related party information disclosed elsewhere in the financial statements, the following are significant related party transactions entered into by the Group and the Company with related parties at negotiated rates:

	Group		Company	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
<u>With subsidiary companies</u>				
Accounting, secretarial and other support service fees received	—	—	7,351	5,244
Property management fees received	—	—	7,377	6,498
Interest income	—	—	2,330	4,610
Office rental and related charges	—	—	784	785
<u>With corporate shareholder and subsidiary companies of its immediate holding company</u>				
Lease rental received	7,393	7,404	—	—
Treasury and other support service fees paid	6,045	4,485	6,045	4,485
<u>With associated company</u>				
Laundry services paid	222	914	—	—
Lease rental received	64	63	—	—
<u>With related companies</u>				
Hotel management fees and royalties paid	2,779	2,872	—	—
Project management fees	270	490	—	—
Marketing and administration fees paid	1,108	1,161	—	—
<u>With key management personnel</u>				
Salaries, directors' fees and other short-term employee benefits	3,622	3,901	2,275	2,066
CPF contributions	111	123	62	56

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025**

33. Financial risk management objectives and policies

The Group is exposed to credit risk, foreign currency risk, interest rate risk, and liquidity risk arising in the normal course of business. Management continually monitors the Group's risk management process to ensure that appropriate balance between risk and control is achieved. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

There have been no changes to the Group's exposure to these financial risks or the manner in which it manages and measures these risks.

(a) Credit risk

Credit risk is the risk of a financial loss that may arise on outstanding financial instruments should a counter-party default on its obligation.

Trade receivables comprise mainly from the Group's customers who bought residential units at development properties, tenants of commercial properties and guests of hotel property.

The following situations may give rise to credit risk:

The tenants of investment properties and purchasers of development properties may default on their obligations to pay the amounts owing to the Group. For investment properties, the Group's policy is to obtain sufficient rental deposits or bankers' guarantees, where appropriate, to mitigate credit risk.

For development properties, the Group has policies in place to ensure that sales are made to purchasers after obtaining sufficient security such as deposits. If a purchaser defaults on payments, the Group may enforce payments via legal proceedings or if the purchaser is assessed to be insolvent, the Group may resume possession of the units, retain a portion of the purchaser's deposits from payments made to date, and resell the property. Unless the selling price falls by more than the portion of purchaser's deposits retained, which is remote, the Group would not be in a loss position in selling those properties.

Cash and fixed deposits are placed with financial institutions which are regulated and reputable.

Credit risk concentration profile

At the end of the reporting period, the Group does not have any significant concentration risk.

Financial assets that are neither past due nor impaired

Trade and other receivables that are neither past due nor impaired are with creditworthy debtors with good payment record with the Group. Cash and short-term deposits are placed with or entered into with reputable financial institutions or counterparties with high credit ratings and no history of default.

Financial assets that are either past due or impaired

Information regarding financial assets that are either past due or impaired is disclosed in Notes 10 and 11.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2025

33. Financial risk management objectives and policies (cont'd)

(b) Foreign currency risk

Foreign currency risk arises on financial instruments that are denominated in a currency other than the functional currency in which they are measured. The Group is exposed to foreign currency risk on currencies other than Singapore Dollar, mainly US Dollars ("USD") and Chinese Renminbi ("RMB").

Sensitivity analysis for foreign currency risk

The following table demonstrates the sensitivity of the Group's profit before taxation to a reasonably possible change in the USD and RMB exchange rate against the respective functional currencies of the Group entities, with all other variables held constant:

	Group	
	2025	2024
	Profit before taxation	
	\$'000	\$'000
<u>Increase/(decrease)</u>		
USD/SGD		
- strengthened by 5% (2024: 5%)	15	16
- weakened by 5% (2024: 5%)	(15)	(16)
RMB/SGD		
- strengthened by 5% (2024: 5%)	584	762
- weakened by 5% (2024: 5%)	(584)	(762)

(c) Interest rate risk

Interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. The Group's exposure to interest rate risk arises primarily from its interest-bearing deposits and borrowings from financial institutions.

The Group's policy is to minimise its interest rate risk exposures while obtaining sufficient funds for business expansion and working capital needs. To achieve this, the Group regularly assesses and monitors its cash with reference to its business plans and day-to-day operations. The Group also has interest rate swaps whose details are disclosed in Note 20.

The Group manages its interest cost by using a mix of fixed and variable rate borrowings, and medium-term notes, and close monitoring of the interest rate market.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****33. Financial risk management objectives and policies (cont'd)****(c) Interest rate risk (cont'd)**Sensitivity analysis for interest rate risk

Movement in interest rates will have an impact on the Group's financial assets and liabilities. A change of 50 basis points ("bp") in interest rates at the reporting date would change profit before taxation by the amounts shown below. This analysis assumes that all other variables remain constant.

	Group		Company	
	2025	2024	2025	2024
	Profit before taxation	Profit before taxation	Profit before taxation	Profit before taxation
	\$'000	\$'000	\$'000	\$'000
<u>Increase/(decrease)</u>				
Interest rate				
- decrease by 50 bp	3,385	1,439	—	—
- increase by 50 bp	(3,385)	(1,439)	—	—

(d) Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting financial obligations due to shortage of funds. The Group's exposure to liquidity risk arises primarily from the mismatches of maturities of financial assets and liabilities.

The Group monitors its liquidity needs by closely monitoring scheduled debt servicing payments for financial institutions and its cash outflows due to day-to-day operations, as well as ensuring the availability of funding through an adequate amount of credit facilities, both committed and uncommitted.

The Group also monitors its gearing closely.

The table below summarises the maturity profile of the Group's and the Company's financial assets and liabilities at the end of the reporting period based on contractual undiscounted repayment obligations:

	2025			2024		
	Less than 1 year	2 to 5 years	Total	Less than 1 year	2 to 5 years	Total
Group	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Financial assets:						
Trade and other receivables	35,454	215	35,669	88,657	4,012	92,669
Deposits	172,853	—	172,853	616	—	616
Cash and cash equivalents	203,824	—	203,824	114,396	—	114,396
Equity instrument at FVOCI	27,098	—	27,098	24,833	—	24,833
Derivative assets	—	—	—	12,998	10,276	23,274
Total undiscounted financial assets	439,229	215	439,444	241,500	14,288	255,788

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2025****33. Financial risk management objectives and policies (cont'd)****(d) Liquidity risk (cont'd)**

Group	2025			2024		
	Less than 1 year \$'000	2 to 5 years \$'000	Total \$'000	Less than 1 year \$'000	2 to 5 years \$'000	Total \$'000
Financial liabilities:						
Trade and other payables and rental deposits	158,474	33,753	192,227	142,086	32,402	174,488
Borrowings	135,815	2,598,226	2,734,041	1,454,664	1,196,150	2,650,814
Lease liabilities	32	12	44	75	23	98
Derivative liabilities	–	34,603	34,603	–	–	–
Total undiscounted financial liabilities	294,321	2,666,594	2,960,915	1,596,825	1,228,575	2,825,400
Total net undiscounted financial assets/(liabilities)	144,908	(2,666,379)	(2,521,471)	(1,355,325)	(1,214,287)	(2,569,612)

Company	2025			2024		
	Less than 1 year \$'000	2 to 5 years \$'000	Total \$'000	Less than 1 year \$'000	2 to 5 years \$'000	Total \$'000
Financial assets:						
Trade and other receivables	5,839	–	5,839	33,393	–	33,393
Deposits	172,291	–	172,291	–	–	–
Cash and cash equivalents	35,554	–	35,554	22,344	–	22,344
Loans to subsidiary companies (interest-bearing)	2,262	122,145	124,407	1,302	122,040	123,342
Total undiscounted financial assets	215,946	122,145	338,091	57,039	122,040	179,079

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****33. Financial risk management objectives and policies (cont'd)****(d) Liquidity risk (cont'd)**

Company	2025			2024		
	Less than 1 year \$'000	2 to 5 years \$'000	Total \$'000	Less than 1 year \$'000	2 to 5 years \$'000	Total \$'000
Financial liabilities:						
Trade and other payables	6,569	—	6,569	6,632	—	6,632
Borrowings	61,050	—	61,050	—	—	—
Advances from subsidiary companies	194,920	—	194,920	194,992	—	194,992
Total undiscounted financial liabilities	262,539	—	262,539	201,624	—	201,624
Total net undiscounted financial (liabilities)/assets	(46,593)	122,145	75,552	(144,585)	122,040	(22,545)

Construction delays can result in loss of revenue. The failure to complete construction of a project according to its planned specifications or schedule may result in liabilities, reduced project efficiency and lower returns. The Group manages this risk by closely monitoring the progress of all projects through all stages of construction.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

34. Fair values of assets and liabilities

(a) *Fair value hierarchy*

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation inputs used as follows:

- Level 1 – Quoted prices (unadjusted) in active market for identical assets or liabilities that the Group can access at the measurement date,
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly, and
- Level 3 – Unobservable inputs for the asset or liability.

Fair value measurements that use inputs of different hierarchy levels are categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

Level 2 fair value measurements

Derivative financial instruments

The fair value of interest rate swap contracts is obtained from an independent financial institution. Valuation techniques using assumptions based on market conditions existing as at balance sheet date are used in the determination of the fair value of interest rate swaps.

Level 3 fair value measurements

For all properties held by the Group's subsidiary companies, management is responsible for selecting and engaging valuation experts that possess the relevant credentials and knowledge on the subject of valuation, valuation methodologies, and FRS 113 Fair Value Measurement guidance. The hotel property and investment properties are categorised within Level 3 of the fair value hierarchy as the fair values of the properties' fair values are determined based on income capitalisation method, market comparable method and discounted cashflow analysis, which involves significant unobservable inputs such as capitalisation and discount rates, size, condition and remaining tenure relating to the specific property.

In selecting the appropriate valuation models and inputs to be adopted for each valuation that uses significant non-observable inputs, external valuation experts are requested to calibrate the valuation models and inputs to actual market transactions (which may include transactions entered into by the Group with third parties as appropriate) that are relevant to the valuation if such information are reasonably available. The fair values of the hotel property and investment properties are based on the valuation of independent real estate valuation experts, with adjustment by the Board of Directors where appropriate.

The fair value of the investment at fair value through other comprehensive income, which is an unquoted equity instrument in a property fund, is determined based on the Group's share of the net assets of the property fund with reference to the fair value of the underlying investment properties of the fund. The fair value of these underlying investment properties is determined based on significant unobservable inputs.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2025****34. Fair values of assets and liabilities (cont'd)****(a) Fair value hierarchy (cont'd)***Level 3 fair value measurements (cont'd)*

The following table shows the information about fair value measurements using significant unobservable inputs (Level 3).

Description	Fair value at 31 December 2025	Valuation techniques	Unobservable inputs	Range
Group				
Hotel property	\$490,000,000 (2024: \$490,000,000)	Market comparable method	Open market value on per room key basis	\$867,000 (2024: \$867,000)
		Income capitalisation method	Capitalisation rate	4.50% (2024: 4.50%)
Investment properties	\$4,348,383,000 (2024: \$4,248,963,000)	Market comparable method	Open market value on net lettable area basis (commercial and retail)	\$571 - \$3,028 (2024: \$1,776 - \$2,936) psf
			Open market value on per room key basis (serviced apartment)	\$1,651,000 (2024: \$1,638,000)
		Income capitalisation method	Capitalisation rate	3.13% - 4.75% (2024: 3.13% - 6.50%)
		Discounted cashflow analysis	Discount rate	6.75% (2024: 6.75%)

A significant increase/(decrease) in the unobservable inputs on capitalisation rate used in management's assumptions would result in a significantly lower/(higher) fair value measurement.

A significant increase/(decrease) in the unobservable inputs on open market values on net lettable area basis and per room key basis used in management's assumptions would result in a significantly higher/(lower) fair value measurement.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2025

34. Fair values of assets and liabilities (cont'd)

(a) Fair value hierarchy (cont'd)

Level 3 fair value measurements (cont'd)

Type	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurements
Group (cont'd)		
Investment properties held by property fund		
Market based approach (recent actual transaction prices)	Price per square metre of gross leasable area of A\$818 to A\$4,667 (2024: A\$766 to A\$3,806)	The estimated fair value would increase/(decrease) if the price per square metre of gross leasable area were higher/(lower).

(b) Fair values of assets and liabilities by classes that are not carried at fair value and whose carrying amounts are reasonable approximation of fair value

The carrying values of the following financial assets and liabilities are reasonable approximations of fair values either due to their short-term nature or that they are re-priced at market rates at or near the end of the reporting period or the difference between their carrying values and fair values is not significant: Cash and cash equivalents, trade and other receivables, deposits, advances from subsidiary companies and associated companies, rental deposits, bank borrowings and trade and other payables.

The interest-bearing portion of the loans to subsidiary companies is a reasonable approximation of its fair value, as it is a floating instrument repriced to market interest rates on annual basis.

Management has assessed and concluded that the carrying amount of the Group's long-term fixed rate notes and other non-current receivables do not differ materially from its fair value.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2025

35. Capital management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern and to maintain an optimal capital structure so as to maximise shareholder value. The Group manages its capital structure by taking into account its current and projected cash flow, expansion and capital expenditure commitments. Where necessary, adjustments to the amount of dividends paid to shareholder or the issuance of new shares may be considered. The Group does not adopt any formal dividend policy.

The Group monitors capital on the basis of the carrying amount of equity as presented in the statement of financial position.

No changes were made in the objectives, policies or processes during the years ended 31 December 2025 and 2024.

The Group has complied with externally imposed capital requirements for the financial years ended 31 December 2025 and 2024.

36. Events occurring after the reporting period

On 21 January 2026, the Company, together with one of its shareholders, Kuok (Singapore) Limited, incorporated a new entity, Basswood Properties Pte. Ltd. ("Basswood") with equal shareholding. On 19 February 2026, Basswood acquired a 100% interest in CG-78 Shenton Way Singapore Private Limited ("CG-78"), of which the Company's 50% share of cash consideration is \$72,642,864. CG-78 is a company incorporated in Singapore and its principal activities are investment holding and deriving rental income from its investment property.