

IPC CORPORATION LTD AND ITS SUBSIDIARIES

SGX APPENDIX 7.2 ANNOUNCEMENT FOR THE 6 MONTHS AND FULL YEAR ENDED 31 DECEMBER 2025

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**CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE 6 MONTHS AND FULL YEAR ENDED 31 DECEMBER 2025**

	Notes	Group 6 months ended 31 Dec			Group 12 months ended 31 Dec		
		2025 S\$'000	2024 S\$'000	%	2025 S\$'000	2024 S\$'000	%
Sales	3	1,131	1,188	(4.8)	1,922	2,235	(14.0)
Cost of sales		(1,917)	(684)	NM	(2,564)	(1,365)	87.8
Gross profit/(loss)		(786)	504	NM	(642)	870	NM
Other income	5	182	224	(18.8)	390	1,106	(64.7)
Other gains/(losses), net	5	5,877	7,391	(20.5)	5,894	7,434	(20.7)
Expenses	5						
Distribution and marketing		(104)	(89)	16.9	(172)	(185)	(7.0)
Administrative		(1,656)	(1,517)	9.2	(2,945)	(2,873)	2.5
Finance		(144)	(158)	(8.9)	(280)	(282)	(0.7)
		(1,904)	(1,764)	7.9	(3,397)	(3,340)	1.7
Profit/(loss) before income tax	6	3,369	6,355	(47.0)	2,245	6,070	(63.0)
Income tax credit/(expense)		(5,512)	(5)	NM	(5,516)	(5)	NM
Total profit/(loss)		(2,143)	6,350	NM	(3,271)	6,065	NM
Other comprehensive income/(loss)							
Items that may be reclassified subsequently to profit or loss:							
Currency translation gain/(loss) arising from consolidation		1,266	(24)	NM	(499)	35	NM
Items that will not be reclassified subsequently to profit or loss:							
Financial assets, at FVOCI – equity investments							
- Fair value gain/(loss)		–	(7)	NA	49	(31)	NM
Other comprehensive income/(loss), net of tax		1,266	(31)	NM	(450)	4	NM
Total comprehensive income/(loss)		(877)	6,319	NM	(3,721)	6,069	NM
Earnings/(losses) per share for profit/(loss) attributable to equity holders of the Company							
(cents per share)							
- Basic		(2.51)	7.45		(3.84)	7.11	
- Diluted		(2.51)	7.45		(3.84)	7.11	

NM:Not meaningful (change more than 100%)

NA:Not applicable

CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

Notes	Group		Company	
	31 Dec 2025 S\$'000	31 Dec 2024 (Audited) S\$'000	31 Dec 2025 S\$'000	31 Dec 2024 (Audited) S\$'000
ASSETS				
Current assets				
Cash and cash equivalents	17,696	1,245	16,557	35
Trade and other receivables	230	366	70	61
Properties developed for sale	13	5,673	7,057	—
Assets held for sale	13	—	37,077	—
Other assets	30	35	—	—
	23,629	45,780	16,627	96
Non-current assets				
Financial assets, at FVPL	9	—	11,766	—
Financial assets, at FVOCI	10	—	75	—
Investment in subsidiaries	11	9	—	38,965
Prepayments		—	—	44,715
Property, plant and equipment		34,238	1,459	—
	34,247	13,300	38,965	56,621
Total assets		57,876	59,080	55,592
				56,717
LIABILITIES				
Current liabilities				
Trade and other payables		1,255	4,542	426
Lease liabilities		—	2	—
Current income tax liabilities	6	5,445	9	5,445
Borrowings	14	811	811	—
	7,511	5,364	5,871	3,576
Non-current liabilities				
Borrowings	14	5,539	5,169	—
	5,539	5,169	—	—
Total liabilities		13,050	10,533	5,871
NET ASSETS		44,826	48,547	49,721
				53,141
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	8	33,190	33,190	33,190
Currency translation reserve		(6,805)	(6,306)	—
Fair value reserve		—	(1,318)	—
Retained earnings		18,441	22,981	16,531
Total equity		44,826	48,547	49,721
				53,141

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE 6 MONTHS AND FULL YEAR ENDED 31 DECEMBER 2025

Attributable to Equity Holders of the Company					
	Share capital S\$'000	Currency translation reserve S\$'000	Fair value reserve S\$'000	Retained earnings S\$'000	Total equity S\$'000
2025					
As at 1 January	33,190	(6,306)	(1,318)	22,981	48,547
Total comprehensive income/(loss) for the period					
Profit/(loss) for the period	—	—	—	(1,128)	(1,128)
Transfer upon disposal of investments	—	—	1,269	(1,269)	—
Other comprehensive income/(loss) for the period	—	(1,765)	49	—	(1,716)
	—	(1,765)	1,318	(2,397)	(2,844)
As at 30 June	33,190	(8,071)	—	20,584	45,703
Total comprehensive income/(loss) for the period					
Profit/(loss) for the period	—	—	—	(2,143)	(2,143)
Other comprehensive income/(loss) for the period	—	1,266	—	—	1,266
	—	1,266	—	(2,143)	(877)
As at 31 December	33,190	(6,805)	—	18,441	44,826
2024					
As at 1 January	33,190	(6,341)	(1,287)	16,706	42,268
Total comprehensive income/(loss) for the period					
Profit/(loss) for the period	—	—	—	(285)	(285)
Other comprehensive income/(loss) for the period	—	59	(24)	—	35
	—	59	(24)	(285)	(250)
Unclaimed dividends	—	—	—	210	210
As at 30 June	33,190	(6,282)	(1,311)	16,631	42,228
Total comprehensive income/(loss) for the period					
Profit/(loss) for the period	—	—	—	6,350	6,350
Other comprehensive income/(loss) for the period	—	(24)	(7)	—	(31)
	—	(24)	(7)	6,350	6,319
As at 31 December	33,190	(6,306)	(1,318)	22,981	48,547

CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY
FOR THE 6 MONTHS AND FULL YEAR ENDED 31 DECEMBER 2025

	Share capital S\$'000	Retained earnings S\$'000	Total equity S\$'000
2025			
As at 1 January	33,190	19,951	53,141
Total comprehensive income/(loss) for the period			
Profit/(loss) for the period	–	(792)	(792)
	–	(792)	(792)
As at 30 June	33,190	19,159	52,349
Total comprehensive income/(loss) for the period			
Profit/(loss) for the period	–	(2,628)	(2,628)
	–	(2,628)	(2,628)
As at 31 December	33,190	16,531	49,721
2024			
As at 1 January	33,190	14,179	47,369
Total comprehensive income/(loss) for the period			
Profit/(loss) for the period	–	(971)	(971)
	–	(971)	(971)
Unclaimed dividends	–	210	210
As at 30 June	33,190	13,418	46,608
Total comprehensive income/(loss) for the period			
Profit/(loss) for the period	–	6,533	6,533
	–	6,533	6,533
As at 31 December	33,190	19,951	53,141

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE 6 MONTHS AND FULL YEAR ENDED 31 DECEMBER 2025

	<u>Group</u> 6 months ended 31 Dec 2025		<u>Group</u> 12 months ended 31 Dec 2025	
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from operating activities				
Profit/(loss) before tax	3,369	6,355	2,245	6,070
Adjustments for				
- Depreciation	3,005	45	3,219	85
- Unrealised translation losses/(gains)	(108)	10	(85)	(6)
- Fair value loss/(gain) on financial assets, at FVPL	(9,827)	(7,272)	(9,827)	(7,272)
- Additions/(reversal) of Impairment loss of assets held for sale	—	(1,025)	—	(1,025)
- Impairment loss on property, plant and equipment	1,093	—	1,093	—
- Write-down on properties developed for sale	1,093	634	1,093	634
- Impairment of other receivable	—	263	—	263
- Loss/(Gain) on disposal of property, plant and equipment	—	(2)	(21)	(40)
- Reversal of payable due to striking off of creditor company	—	—	—	(663)
- Interest income	—	(14)	(1)	(15)
- Interest expenses	144	158	280	282
	(1,231)	(848)	(2,004)	(1,687)
Change in working capital				
- Other assets	1	(4)	5	(4)
- Properties	133	24	200	99
- Trade and other receivables	141	176	127	(157)
- Trade and other payables	(3,956)	681	(3,287)	1,175
Cash generated from/(used in) operations	(4,912)	29	(4,959)	(574)
Interest received	—	2	1	3
Income tax paid, net	(2)	(6)	(11)	(123)
Net cash provided by/(used in) operating activities	(4,914)	25	(4,969)	(694)
Cash flows from investing activities				
Purchases of property, plant and equipment	(63)	(1,224)	(624)	(1,302)
Proceeds from disposal of property, plant and equipment	—	163	165	240
Proceeds from disposal of financial assets, at FVOCI	—	—	124	—
Proceeds from disposal of financial assets, at FVPL	21,622	—	21,622	—
Net cash provided by/(used in) investing activities	21,559	(1,061)	21,287	(1,062)
Cash flows from financing activities				
Interest paid	(144)	(158)	(280)	(282)
Unclaimed dividends	—	—	—	210
Proceeds from borrowings	—	(25)	1,273	5,197
Repayment of borrowings	(37)	(295)	(843)	(2,912)
Principal payment of lease liabilities	(1)	(1)	(2)	(2)
Net cash provided by/(used in) financing activities	(182)	(479)	148	2,211
Net increase/(decrease) in cash and cash equivalents	16,463	(1,515)	16,466	455
Cash and cash equivalents at beginning of financial period	1,195	2,760	1,245	787
Effects of currency translation on cash and cash equivalents	38	—	(15)	3
Cash and cash equivalents at end of financial period	17,696	1,245	17,696	1,245

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE 6 MONTHS AND FULL YEAR ENDED 31 DECEMBER 2025

1. CORPORATE INFORMATION

IPC Corporation Ltd (the "Company") is listed on the Singapore Exchange and incorporated and domiciled in Singapore. The address of its registered office is 1 Fusionopolis Place, #03-20 Galaxis (West Lobby), Singapore 138522.

The principal activities of the Company are investment holding, property investment and property development.

The principal activities of its subsidiary companies are investment holding, property investment and property development, investing and reselling properties, property consulting, hospitality services, operate fast food outlets and manufacture of food products.

2. BASIS OF PREPARATION

The condensed interim financial statements for the 6 months and full year ended 31 December 2025 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last interim financial statements for the period ended 30 June 2025.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s except for those effective beginning on or after 1 January 2025 as follows:

- Amendments to SFRS(I) 1-21: The Effects of Changes in Foreign Exchange Rates: Lack Exchangeability

The Group does not expect any significant impact arising from applying these amendments.

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

The preparation of interim financial statements in conformity with SFRS(I)s requires management to exercise its judgement in the process of applying the Group's accounting policies. It also requires the use of certain critical accounting estimates and assumptions. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets within the next interim period are included in the following notes:

- Note 11 - Investments in subsidiaries with property-related assets
- Note 13 - Impairment assessment of property-related assets

3. SEGMENT AND REVENUE INFORMATION

These operating segments are reported in a manner consistent with internal reporting provided to Chief Operating Decision Maker ("CODM") that are used to make strategic decisions. The CODM comprises the Chief Executive Officer, the Managing Director and the Finance and Administration Director.

The CODM considers the business from both a geographic and business segment perspective. Geographically, management manages and monitors the business in three primary geographic areas namely China, Japan and Singapore. All the geographic areas are engaged primarily in the investment and property related business, which includes properties and income producing assets.

Business under "Properties" relate to property development, investing and reselling of properties. Business under "Hotel management" relates to rendering of hotel management services. Business under "Investment" relates to investment in convertible preference shares in Nest Hotel Japan Corporation ("NHJC"). Other services included within Singapore include investments which are included in the "Others" column

3.1 REPORTABLE SEGMENTS

Group	Hotel					Total	
	Properties China S\$'000	management China S\$'000	Investment Japan S\$'000	Others Singapore S\$'000			
12 months ended 31 December 2025							
Revenue and other income							
- external sales	158	1,764	—	—	—	1,922	
- other income	280	28	—	81	389		
- Interest income	—	—	—	1	1		
- inter-segment income	412	—	—	—	412		
	850	1,792	—	82	2,724		
Cost of revenue and operating expenses	(568)	(1,501)	—	(2,010)	(4,079)		
Inter-segment expense	—	(412)	—	—	(412)		
Interest expense	—	(278)	—	(2)	(280)		
Depreciation	(2,811)	(404)	—	(4)	(3,219)		
Other gains/(losses), net	(2,185)	(8)	9,827	(123)	7,511		
Profit/(loss) before income tax	(4,714)	(811)	9,827	(2,057)	2,245		
Income tax expense	(4)	—	(5,508)	(4)	(5,516)		
Profit/(loss) after income tax	(4,718)	(811)	4,319	(2,061)	(3,271)		
As at 31 December 2025							
Total assets	39,109	2,123	—	16,644	57,876		
Total assets include:							
Additions to:							
- property, plant and equipment	2	622	—	—	624		
Total liabilities	6,699	450	—	456	7,605		
Group							
12 months ended 31 December 2024							
Revenue and other income							
- external sales	80	2,155	—	—	—	2,235	
- other income	394	29	—	668	668	1,091	
- Interest income	1	2	—	12	12	15	
- inter-segment income	421	—	—	—	421		
	896	2,186	—	680	680	3,762	
Cost of revenue and operating expenses	(520)	(1,711)	—	(2,107)	(2,107)	(4,338)	
Inter-segment expense	—	(421)	—	—	—	(421)	
Interest expense	—	(282)	—	—	—	(282)	
Depreciation	(3)	(46)	—	(36)	(36)	(85)	
Other gains/(losses), net	389	(17)	7,272	(210)	(210)	7,434	
Profit/(loss) before income tax	762	(291)	7,272	(1,673)	(1,673)	6,070	
Income tax expense	(3)	—	—	(2)	(2)	(5)	
Profit/(loss) after income tax	759	(291)	7,272	(1,675)	(1,675)	6,065	
As at 31 December 2024							
Total assets	44,379	2,605	11,766	330	59,080		
Total assets include:							
Additions to:							
- property, plant and equipment	2	1,300	—	—	1,302		
Total liabilities	6,355	456	—	3,713	3,713	10,524	

3.1 REPORTABLE SEGMENTS (continued)

	Properties China S\$'000	Hotel management China S\$'000	Investment Japan S\$'000	Other Singapore S\$'000	Total S\$'000
Group					
6 months ended 31 December 2025					
Revenue and other income					
– external sales	101	1,030	–	–	1,131
– other income	147	14	–	21	182
– interest income	–	–	–	–	–
– inter-segment income	206	–	–	–	206
	454	1,044	–	21	1,519
Cost of revenue and operating expenses	(362)	(818)	–	(1,109)	(2,289)
Inter-segment expense	–	(206)	–	–	(206)
Interest expense	–	(144)	–	–	(144)
Depreciation	(2,810)	(194)	–	(1)	(3,005)
Other gains/(losses), net	(2,185)	–	9,827	(148)	7,494
Profit/(loss) before income tax	(4,903)	(318)	9,827	(1,237)	3,369
Income tax expense	(2)	–	(5,508)	(2)	(5,512)
Profit/(loss) after income tax	(4,905)	(318)	4,319	(1,239)	(2,143)

	Properties China S\$'000	Hotel management China S\$'000	Investment Japan S\$'000	Other Singapore S\$'000	Total S\$'000
Group					
6 months ended 31 December 2024					
Revenue and other income					
– external sales	22	1,166	–	–	1,188
– other income	191	15	–	4	210
– interest income	1	2	–	11	14
– inter-segment income	210	–	–	–	210
	424	1,183	–	15	1,622
Cost of revenue and operating expenses	(282)	(863)	–	(1,100)	(2,245)
Inter-segment expense	–	(210)	–	–	(210)
Interest expense	–	(158)	–	–	(158)
Depreciation	10	(30)	–	(25)	(45)
Other gains/(losses), net	391	(16)	7,272	(256)	7,391
Profit/(loss) before income tax	543	(94)	7,272	(1,366)	6,355
Income tax expense	(3)	–	–	(2)	(5)
Profit/(loss) after income tax	540	(94)	7,272	(1,368)	6,350

Revenue from major products and services

Revenue from external customers are derived mainly from the sale of properties and hotel management.

	Group 6 month ended 31 Dec 2025 S\$'000	Group 12 months ended 31 Dec 2025 S\$'000
Properties	101	22
Hotel management	1,030	1,166
	1,131	1,188
Timing of transfer of good or service		
Point in time	359	368
Over the time	772	820
	1,131	1,188
Geographical information		

The Group's business segments operate in three main geographic areas:

- Singapore – the Group is headquartered in Singapore and has operations in Singapore. The operations in this area are principally investments.
- China – the operations in this area are principally property investment, property development and hotel management.
- Japan – investment in convertible preference shares in NHJC.

3.1 REPORTABLE SEGMENTS (continued)

Geographical information (continued)

	Group		Group	
	<u>Sales</u>		<u>Sales</u>	
	6 month ended 31 Dec	31 Dec	12 months ended 31 Dec	31 Dec
	2025	2024	2025	2024
	S\$'000	S\$'000	S\$'000	S\$'000
China	1,131	1,188	1,922	2,235
	1,131	1,188	1,922	2,235

4. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

Set out below is an overview of the financial assets and financial liabilities of the Group and the Company as at 31 December 2025 and 31 December 2024:

	Group		Company	
	31.12.25	31.12.24 (Audited)	31.12.25	31.12.24 (Audited)
	S\$'000	S\$'000	S\$'000	S\$'000
Financial assets, at FVPL	–	11,766	–	11,766
Financial assets, at FVOCI	–	75	–	–
Financial assets, at amortised cost	17,860	1,480	16,606	83
Financial liabilities, at amortised cost	7,605	10,524	426	3,567

5. PROFIT/(LOSS) BEFORE INCOME TAX

Profit/(loss) is arrived at after charging/(crediting) the following:

5.1 SIGNIFICANT ITEMS

	Group		Group	
	6 month ended 31 Dec	31 Dec	12 months ended 31 Dec	31 Dec
	2025	2024	2025	2024
	S\$'000	S\$'000	S\$'000	S\$'000
Other income				
Interest income	–	(14)	(1)	(15)
Rental income (on operating leases)	(146)	(192)	(279)	(394)
Reversal of payable due to striking off of creditor company	–	–	–	(663)
Others	(36)	(18)	(110)	(34)
Expense by nature				
Depreciation	3,005	45	3,219	85
Interest expenses	144	158	280	282
Other (gains)/losses				
Foreign exchange losses/(gains), net	147	11	151	6
Fair value loss/(gain) on financial assets, at FVPL	(9,827)	(7,272)	(9,827)	(7,272)
Additions/(reversal) of Impairment loss of assets held for sale	–	(1,025)	–	(1,025)
Write-down on properties developed for sale	1,093	634	1,093	634
Impairment loss on property, plant and equipment	1,093	–	1,093	–
Impairment of other receivable	–	263	–	263
Loss/(gains) from disposal of property, plant and equipment	–	(2)	(21)	(40)

5.2 RELATED PARTY TRANSACTIONS

The related party transactions during the period from 1 January 2025 to 31 December 2025 for the disposal of property, plant and equipment was:

Name of related party	Nature of relationship	Value of the transaction
Ms Lauw Hui Kian	Director	\$165,000

6. TAXATION

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

	Group		Group	
	6 month ended 31 Dec 2025	2024	12 months ended 31 Dec 2025	2024
	S\$'000	S\$'000	S\$'000	(Audited) S\$'000
<u>Local taxes</u>				
- Current income tax expense	4	7	6	7
- Under/(over) provision in prior financial years	(2)	(5)	(2)	(5)
<u>Foreign taxes</u>				
- Land appreciation tax expenses	2	3	4	3
- Capital gains tax	5,508	—	5,508	—
	<u>5,512</u>	<u>5</u>	<u>5,516</u>	<u>5</u>

Current income tax liabilities movement:

	Group		Company	
	31.12.25	31.12.24 (Audited) S\$'000	31.12.25	31.12.24 (Audited) S\$'000
Beginning of the year	9	127	9	120
Tax charged for the year	8	5	4	3
Tax paid for the year	(11)	(123)	(7)	(114)
Provision of capital gains tax	5,508	—	5,508	—
Translation difference	(69)	—	(69)	—
End of the year	<u>5,445</u>	<u>9</u>	<u>5,445</u>	<u>9</u>

7. NET ASSET VALUE

	Group		Company	
	31.12.25	31.12.24 (Audited)	31.12.25	31.12.24 (Audited)
Net asset per ordinary share	<u>S\$0.53</u>	<u>S\$0.57</u>	<u>S\$0.58</u>	<u>S\$0.62</u>

8. SHARE CAPITAL

	No. of ordinary shares	Amount
	Issued share capital '000	Share capital S\$'000
Group and Company		
31 December 2025		
Beginning and end of financial year	<u>85,292</u>	<u>33,190</u>
31 December 2024		
Beginning and end of financial year	<u>85,292</u>	<u>33,190</u>

The Company do not hold any treasury shares as at 31 December 2025 and 31 December 2024.

The Company's subsidiaries do not hold any shares in the Company as at 31 December 2025 and 31 December 2024.

9. FINANCIAL ASSETS, AT FVPL

	<u>Group and Company</u>	31.12.25	31.12.24
		(Audited)	S\$'000
Financial assets, at FVPL			
Unquoted investments			
– equity investments – Asia Pacific		–	11,766

10. FINANCIAL ASSETS, AT FVOCI

	<u>Group</u>	31.12.25	31.12.24
		(Audited)	S\$'000
Financial assets, at FVOCI			
Quoted investments			
– equity investments – United States		–	75

11. Investment in subsidiaries

	<u>Company</u>	31.12.25	31.12.24
		(Audited)	S\$'000
<u>Equity investments at cost</u>			
Cost	38,337	38,337	
Loans to subsidiaries	57,465	57,465	
	95,802	95,802	
Less: Accumulated impairment	(56,837)	(51,087)	
	38,965	44,715	

The Company assesses impairment in the investments in the subsidiaries by using the net assets of the subsidiaries, adjusted to include the fair values of the property-related assets of the subsidiaries where applicable at the end of the financial year. The valuation techniques in estimating the fair values of the property-related assets are disclosed in Note 13.

12. FAIR VALUE MEASUREMENT

The following table presented assets and liabilities measured at fair value and classified by level of the following fair value measurement hierarchy:

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

<u>Group</u>	<u>Level 1</u> S\$'000	<u>Level 2</u> S\$'000	<u>Level 3</u> S\$'000	<u>Total</u> S\$'000
31 December 2024				
Assets				
Financial assets, at FVPL				
– Equity investments	–	–	11,766	11,766
Financial assets, at FVOCI				
– Equity investments	75	–	–	75
Total assets	75	–	11,766	11,841

<u>Company</u>	<u>Level 1</u> S\$'000	<u>Level 2</u> S\$'000	<u>Level 3</u> S\$'000	<u>Total</u> S\$'000
31 December 2024				
Assets				
Financial assets, at FVPL				
– Equity investments	–	–	11,766	11,766
Total assets	–	–	11,766	11,766

The financial assets, at FVPL and at FVOCI have been divested during the financial year 2025.

12. FAIR VALUE MEASUREMENT (continued)

The unquoted equity investment in Asia Pacific that was not traded in an active market was classified as Level 3. The fair value of this investment was determined by using valuation techniques. The Group had engaged an independent valuer to determine the fair value at the end of the year. The overall valuation approach used by the independent valuer was to first estimate the underlying equity value of the underlying entity using income and market approach, which would then be the input to the option-pricing model used to derive the value of the investment. The independent valuer also used assumptions that were based on market conditions existing at the end of reporting date. As the valuation techniques for this instrument was based on significant unobservable inputs, such instrument is classified as Level 3.

The material assumptions used in the computation of the valuation as at 31 December 2024 were as follows:

	<u>31 Dec 2024</u>	<u>Relationship of unobservable inputs to fair value</u>
Discount rate	9.6%	The higher the discount rate, the lower the fair value
Terminal growth rate	2.0%	The higher the terminal growth rate, the higher the fair value
Discount on lack of control, marketability and projected growth	35%	The higher the discount, the lower the fair value
Revenue growth rate	-20.9% - 2.9%	The higher the revenue growth rate, the higher the fair value

13. PROPERTY-RELATED ASSETS

	<u>31.12.25</u>	<u>31.12.24</u>	<u>Group</u>
			(Audited)
	<u>S\$'000</u>		<u>S\$'000</u>
Properties developed for sale	5,673	7,057	
Property, plant and equipment	32,719	—	
Assets held for sale	—	37,077	

The Group has engaged an independent valuer to perform valuations to determine the realisable values of properties developed for sale, the recoverable amounts of the property, plant and equipment (2024: assets held for sale), to determine whether any write-down or impairment was required as at the year end.

The realisable values of the properties developed for sales was usually determined using the direct comparison method. The recoverable amounts of the property, plant and equipment (2024: assets held for sale) was determined using an average of the direct comparison method and income method. The judgement and estimates involved the comparison of recently transacted sales of similar properties and estimating net operating income from rental discounted by an appropriate capitalisation rate.

The following table presents the key inputs that were used to determine the impairment of property, plant and equipment (2024: assets held for sale):

<u>Description</u>	<u>Inputs</u>	<u>Range of inputs</u>	<u>Relationship of inputs to value</u>
		<u>31.12.2025</u>	<u>31.12.2024</u>
			(Audited)
Property, plant and equipment (2024: assets held for sale)	Capitalisation rate	5.5%	5.5%
	Rental growth rate	3.0%	3.0%

14. BORROWINGS

	31.12.25	Group	31.12.24 (Audited)
	S\$'000		S\$'000
<i>Current</i>			
– Bank borrowings (secured)	811		811
<i>Non-current</i>			
– Bank borrowings (secured)	<u>5,539</u>		5,169
	<u>6,350</u>		5,980

Bank borrowings are secured by pledge of certain property-related assets classified within property, plant and equipment (2024: assets held for sale) (Note 13) in Zhuhai, China.

15. CONTINGENCIES

There is no contingent liabilities as at 31 December 2025 and 31 December 2024.

16. SEASONAL OPERATIONS

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

OTHER INFORMATION

1. Review

The condensed interim consolidated statement of financial positions of the Company and its subsidiaries as at 31 December 2025 and the related condensed interim consolidated statement of comprehensive income, condensed interim consolidated statement of changes in equity and condensed interim consolidated statement of cash flows for the 6 months period then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the Group

The Group recorded sales of S\$1.131 million for the 6 months ended 31 December 2025 compared to S\$1.188 million for the previous corresponding financial period. The decrease was mainly due to the decrease in the sales revenue in Zhuhai, China.

The Group recorded a gross loss of S\$0.786 million compared to a gross profit S\$0.504 million of the previous corresponding financial period. The gross loss was in tandem with the decrease in sales and the increase in the depreciation under cost of sales arising from the reclassification of Non-current asset held for sale to Property, plant and equipment in Zhuhai, China.

The Company has divested the financial assets, at FVPL relating to the Group's preferential share investment in Nest Hotel Japan Corporation ("NHJC") amounting to Japanese Yen 2.6 billion during the financial period. The other gains of S\$5.877 million was mainly contributed by the fair value gains of S\$9.827 million from the financial assets, at FVPL relating to the Group's preferential share investment in NHJC but was offset against the impairment loss of S\$1.093 million, remeasurement of depreciation of S\$1.617 million on the property, plant and equipment in Zhuhai, China and the write-down on properties developed for sale of S\$1.093 million in Zhuhai, China.

The Group's profit before tax was S\$3.369 million, but a S\$5.508 million capital gain tax provision from disposing financial assets led to a S\$2.143 million loss after tax.

Explanation Note: Consolidated statement of comprehensive income

1. Gross profit/(loss)

The gross loss was in tandem with the decrease in sales and increase in the depreciation under cost of sales arising from the reclassification of Non-current asset held for sale to Property, plant and equipment in Zhuhai, China.

2. Other income

The decrease in other income was mainly due to the decrease in rental income in Zhuhai, China.

3. Other gains/(losses), net

The decrease in other gains was mainly due to the fair value gains of S\$9.827 million from the financial assets, at FVPL relating to the Group's preferential share investment in NHJC but was offset against the impairment loss of S\$1.093 million, remeasurement of depreciation of S\$1.617 million on the property, plant and equipment in Zhuhai, China and the write-down on properties developed for sale of S\$1.093 million in Zhuhai, China.

4. Distribution expenses

The increase in distribution expense was mainly from the operations in Singapore and China.

5. Administrative expenses

All the executive directors have voluntarily maintained a 20% reduction in their remuneration for the period under review. This will be the 6th consecutive year that the directors have done so.

6. Interest income

There was no interest income for the period under review.

7. Depreciation

The increase was mainly due to the remeasurement of the depreciation from the reclassification of Non-current assets held for sale to property, plant and equipment compared with the previous period under review.

8. The other movement in the exchange rates of United States Dollar, Hong Kong Dollar and Renminbi against the Singapore Dollar was mainly unrealised, due to recorded monetary balances denominated in foreign currencies that were adjusted to reflect the Singapore Dollars equivalent at the end of the reporting period.

Group's statement of financial position

- (i) The increase in cash and cash equivalents was mainly due to the disposal of financial assets, at FVPL relating to the investment in NHJC.
- (ii) The decrease in trade and other receivables was mainly from the operations in China.
- (iii) The decrease in properties developed for sales was mainly due to the write-down of properties.
- (iv) The decrease in assets held for sale was mainly due to the reclassification to Property, plant and equipment.
- (v) The decrease in other assets was mainly from the operations in China.
- (vi) The decrease in financial assets, at FVPL was due to the disposal of the financial assets.
- (vii) The decrease in financial assets, at FVOCI was due to the disposal of the financial assets.
- (viii) The increase in property, plant and equipment was mainly due to the reclassification from the assets held for sale.
- (ix) The decrease in trade and other payables was mainly due to the repayments to the payables.
- (x) The increase in current income tax liabilities was mainly due to the provision of capital gains tax arising from the disposal of the financial assets, at FVPL.
- (xi) The decrease in lease liabilities was due to the repayments to the lease payables.

Consolidated statement of cash flows

- (i) The net cash used in operating activities was mainly related to the operations in Singapore and China.

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

The commentary under page 13 item 4 of the Group's previous results announcement (6 Months Ended 30 June 2025) are in line with the actual results.

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months

The business environment in China is expected to remain challenging for Grand nest HOTEL zhuhai, China, which faces additional room supplies from repurposed properties as result of the prolonged property slump. This is further compounded by slowdown in domestic consumption and institutional spending.

5. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? No

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? No

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

6. If no dividend has been declared/recommended, a statement to that effect.

No dividend has been declared/recommended for the period. The Company is preserving its cash resources to pursue strategic business opportunities.

7. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Company does not have a general mandate from shareholders pursuant to Rule 920(1)(a)(ii) of the SGXST Listing Manual. Refer the RPT in the Note 5.2 of page 10.

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

IPC Corporation Ltd confirms that undertakings under Rule 720(1) have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

9. Additional information required Pursuant to Rule 706A of the Listing Manual.

Not applicable.

Disclosure of person occupying a managerial position in the issuer of any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Ngiam Mia Je Patrick	71	Please see notes below	Chairman and Chief Executive Officer. Responsible for the overall management of the Group. The positions were held since 1992.	No change
Ngiam Mia Kiat Benjamin	69	Please see notes below	Managing Director. Responsible for the operations of the Group. The position was held since 1992.	No change
Lauw Hui Kian	69	Please see notes below	Executive Director (Finance & Administration) Controlling the administration and finance activities of the Group. The position was held since 1985.	No change
Ngiam Mia Hai Bernard	65	Please see notes below	Executive Director (Marketing & Corporate Communications, Business Development) Managing the marketing activities and corporate communications of the Group and engaging in business development/investment activities. The position was held since 1985.	No change
Ngiam Mia Hong Alfred	62	Please see notes below	Executive Director (Business Development & IT Solutions) Responsible for all aspects of the IT solutions of the Group and engage in business development/investment activities. The position was held since 1991.	No change

Notes:

1. Ms Lauw Hui Kian is the spouse of Mr Ngiam Mia Je Patrick.
2. Messrs Ngiam Mia Je Patrick, Ngiam Mia Kiat Benjamin, Ngiam Mia Hai Bernard and Ngiam Mia Hong Alfred are brothers.
3. Mr Ngiam Mia Je Patrick, Mr Ngiam Mia Kiat Benjamin and Ms Lauw Hui Kian are also substantial shareholders of the Company.

BY ORDER OF THE BOARD

Lauw Hui Kian
Director
13 February 2026