



Pan-United Corporation Ltd

(Company Registration No. 199106524G)

Unaudited Condensed Interim Financial Statements
For the Six Months ended 30 June 2024

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Pan-United Corporation Ltd

Condensed Interim Consolidated Income Statement
For the Six Months ended 30 June 2024

| | Note | Group | | Change % |
|---|------|-------------------|-------------------|-------------|
| | | 1H 2024 \$'000 | 1H 2023 \$'000 | |
| Revenue | | 384,722 | 360,188 | 7 |
| Other income | 4a | 1,602 | 1,455 | 10 |
| Raw materials, subcontract costs and other direct costs | | (301,581) | (283,540) | 6 |
| Staff costs | | (30,342) | (30,842) | (2) |
| Depreciation and amortisation expenses | | (11,618) | (10,976) | 6 |
| Other expenses | 4b | (18,973) | (17,837) | 6 |
| Finance costs | | (1,479) | (1,647) | (10) |
| Share of results of associate | | 1,646 | 2,016 | (18) |
| Profit before income tax from continuing operations | 4 | 23,977 | 18,817 | 27 |
| Income tax expense | 5 | (5,288) | (4,022) | 31 |
| Profit from continuing operations, net of tax | | 18,689 | 14,795 | 26 |
| Discontinued operation | | | | |
| Loss from discontinued operation, net of tax | 6 | - | (1,147) | nm |
| Profit for the period, net of tax | | 18,689 | 13,648 | 37 |
| Attributable to Equity holders of the Company | | | | |
| Profit from continuing operations, net of tax | | 18,564 | 15,175 | 22 |
| Loss from discontinued operation, net of tax | | - | (1,320) | nm |
| Profit for the period attributable to equity holders of the Company | | 18,564 | 13,855 | 34 |
| Non-controlling interests | | | | |
| Profit/(loss) from continuing operations, net of tax | | 125 | (380) | 133 |
| Profit from discontinued operation, net of tax | | - | 173 | nm |
| Profit/(loss) for the period attributable to non-controlling interests | | 125 | (207) | 160 |
| Profit for the period, net of tax | | 18,689 | 13,648 | 37 |
| Earnings per share for the period from continuing operations attributable to equity holders of the Company (cents per share) | | | | |
| Basic | a | 2.66 | 2.17 | 23 |
| Diluted | b | 2.66 | 2.17 | 23 |
| Earnings per share for the period (cents per share) | | | | |
| Basic | a | 2.66 | 1.98 | 34 |
| Diluted | b | 2.66 | 1.98 | 34 |

nm: Not meaningful

Notes

- The calculation for the basic earnings per share is based on 696,855,625 (30 Jun 2023: 697,778,625) weighted average number of shares in issue during the period.
- The calculation for diluted earnings per share is based on 697,919,720 (30 Jun 2023: 698,573,436) weighted average number of shares in issue plus dilutive potential shares from share options during the period.

Pan-United Corporation Ltd

**Condensed Interim Consolidated Statement of Comprehensive Income
For the Six Months ended 30 June 2024**

| | Group | | Change |
|--|----------------------|----------------------|---------------|
| | 1H 2024 | 1H 2023 | |
| | \$'000 | \$'000 | |
| Profit for the period, net of tax | <u>18,689</u> | <u>13,648</u> | 37 |
| Other comprehensive income | | | |
| Items that may be reclassified subsequently to profit or loss | | | |
| Foreign currency translation | 96 | (1,969) | nm |
| Realisation of reserves to income statement on disposal of subsidiary | - | 2,014 | nm |
| Items that will not be reclassified to profit or loss | | | |
| Fair value changes of derivatives | <u>2,420</u> | <u>2,246</u> | 8 |
| Other comprehensive income for the period, net of tax | <u>2,516</u> | <u>2,291</u> | 10 |
| Total comprehensive income for the period | <u><u>21,205</u></u> | <u><u>15,939</u></u> | 33 |
| Attributable to | | | |
| Equity holders of the Company | 21,126 | 16,069 | 31 |
| Non-controlling interests | 79 | (130) | 161 |
| Total comprehensive income for the period | <u>21,205</u> | <u>15,939</u> | 33 |
| Attributable to equity holders of the Company | | | |
| Total comprehensive income from continuing operations, net of tax | 21,126 | 15,240 | 39 |
| Total comprehensive income from discontinued operation, net of tax | <u>-</u> | <u>829</u> | nm |
| Total comprehensive income for the period attributable to equity holders of the Company | <u><u>21,126</u></u> | <u><u>16,069</u></u> | 31 |

nm: Not meaningful

Pan-United Corporation Ltd

**Condensed Interim Balance Sheets
As at 30 June 2024**

| | Note | Group | | Company | |
|---|------|---------------------|---------------------|---------------------|---------------------|
| | | 30 Jun 24 \$'000 | 31 Dec 23 \$'000 | 30 Jun 24 \$'000 | 31 Dec 23 \$'000 |
| Non-current assets | | | | | |
| Property, plant and equipment | 8 | 165,443 | 163,538 | 38 | 39 |
| Intangible assets | | 5,925 | 7,338 | 218 | 228 |
| Subsidiaries | | - | - | 92,752 | 92,752 |
| Associate | | 5,723 | 5,429 | - | - |
| Trade and other receivables | 9 | 121 | 773 | - | - |
| Deferred tax assets | | 1,163 | 800 | - | - |
| | | 178,375 | 177,878 | 93,008 | 93,019 |
| Current assets | | | | | |
| Inventories | | 21,837 | 18,882 | - | - |
| Prepayments | | 2,043 | 1,985 | 139 | 203 |
| Trade and other receivables | 9 | 156,114 | 183,283 | 42,443 | 51,609 |
| Other assets | | 4,550 | 7,481 | - | - |
| Derivatives | 13 | 1,119 | - | 1,119 | - |
| Cash and cash equivalents | | 95,513 | 64,373 | 76,498 | 43,616 |
| | | 281,176 | 276,004 | 120,199 | 95,428 |
| Current liabilities | | | | | |
| Loans and borrowings | 10 | 12,768 | 12,052 | - | - |
| Lease liabilities | | 7,125 | 5,454 | - | - |
| Payables and accruals | 11 | 132,806 | 134,263 | 77,895 | 42,596 |
| Deferred income | | 1,925 | 685 | - | - |
| Provisions | | 1,547 | 1,855 | - | - |
| Income tax payable | | 10,844 | 10,446 | 59 | 84 |
| Derivatives | 13 | - | 1,301 | - | 1,301 |
| | | 167,015 | 166,056 | 77,954 | 43,981 |
| Net current assets | | 114,161 | 109,948 | 42,245 | 51,447 |
| Non-current liabilities | | | | | |
| Loans and borrowings | 10 | 3,085 | 9,214 | - | - |
| Lease liabilities | | 31,937 | 30,453 | - | - |
| Deferred tax liabilities | | 6,482 | 5,827 | - | - |
| Provisions | | 5,031 | 4,769 | - | - |
| | | 46,535 | 50,263 | - | - |
| Net assets | | 246,001 | 237,563 | 135,253 | 144,466 |
| Equity attributable to equity holders of the Company | | | | | |
| Share capital | 12a | 12,645 | 12,645 | 12,645 | 12,645 |
| Treasury shares | 12b | (2,102) | (2,472) | (2,102) | (2,472) |
| Reserves | | 230,059 | 221,646 | 124,710 | 134,293 |
| | | 240,602 | 231,819 | 135,253 | 144,466 |
| Non-controlling interests | | 5,399 | 5,744 | - | - |
| Total equity | | 246,001 | 237,563 | 135,253 | 144,466 |

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Condensed Interim Statements of Changes in Equity
For the Six Months ended 30 June 2024

| | Attributable to equity holders of the Company | | | | | | Non-controlling interests | Non-controlling interests of disposal group classified as held for sale | Total equity | |
|---|---|----------------------|--------------------------------------|-------------------|----------------|--|---------------------------|---|--------------|----------------|
| | Share capital | Treasury shares | Foreign currency translation reserve | Retained earnings | Other reserves | Reserves of disposal group classified as held for sale | | | | Total reserves |
| | (Note 12a) \$'000 | (Note 12b) \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | | | | \$'000 |
| Group | | | | | | | | | | |
| 2024 | | | | | | | | | | |
| Balance at 1 January 2024 | 12,645 | (2,472) | (5,354) | 190,953 | 36,047 | - | 221,646 | 5,744 | - | 237,563 |
| Total comprehensive income for the period | - | - | 142 | 18,564 | 2,420 | - | 21,126 | 79 | - | 21,205 |
| Share-based payment | - | - | - | - | 101 | - | 101 | - | - | 101 |
| Purchase of treasury shares | - | (395) | - | - | - | - | - | - | - | (395) |
| Reissuance of treasury shares | - | 765 | - | - | (255) | - | (255) | - | - | 510 |
| Dividends on ordinary shares | - | - | - | (12,559) | - | - | (12,559) | - | - | (12,559) |
| Dividends paid to non-controlling interests | - | - | - | - | - | - | - | (424) | - | (424) |
| Balance at 30 June 2024 | 12,645 | (2,102) | (5,212) | 196,958 | 38,313 | - | 230,059 | 5,399 | - | 246,001 |
| 2023 | | | | | | | | | | |
| Balance at 1 January 2023 | 12,645 | (1,386) | (2,443) | 169,234 | 35,522 | (2,149) | 200,164 | 6,271 | 701 | 218,395 |
| Total comprehensive income for the period | - | - | (2,181) | 13,855 | 2,246 | 2,149 | 16,069 | (337) | 207 | 15,939 |
| Share-based payment | - | - | - | - | 83 | - | 83 | - | - | 83 |
| Purchase of treasury shares | - | (544) | - | - | - | - | - | - | - | (544) |
| Reissuance of treasury shares | - | 233 | - | - | (86) | - | (86) | - | - | 147 |
| Dividends on ordinary shares | - | - | - | (9,089) | - | - | (9,089) | - | - | (9,089) |
| Dividends paid to non-controlling interests | - | - | - | - | - | - | - | (419) | - | (419) |
| Disposal of subsidiary | - | - | - | - | - | - | - | - | (908) | (908) |
| Balance at 30 June 2023 | 12,645 | (1,697) | (4,624) | 174,000 | 37,765 | - | 207,141 | 5,515 | - | 223,604 |

Pan-United Corporation Ltd

Condensed Interim Statements of Changes in Equity (continued)
For the Six Months ended 30 June 2024

| | Share capital (Note 12a) \$'000 | Treasury shares (Note 12b) \$'000 | Retained earnings \$'000 | Other reserves \$'000 | Total reserves \$'000 | Total equity \$'000 |
|---|--|--|--------------------------------|-----------------------------|-----------------------------|---------------------------|
| Company | | | | | | |
| 2024 | | | | | | |
| Balance at 1 January 2024 | 12,645 | (2,472) | 98,246 | 36,047 | 134,293 | 144,466 |
| Total comprehensive income for the period | - | - | 710 | 2,420 | 3,130 | 3,130 |
| Share-based payment | - | - | - | 101 | 101 | 101 |
| Purchase of treasury shares | - | (395) | - | - | - | (395) |
| Reissuance of treasury shares | - | 765 | - | (255) | (255) | 510 |
| Dividends on ordinary shares | - | - | (12,559) | - | (12,559) | (12,559) |
| Balance at 30 June 2024 | 12,645 | (2,102) | 86,397 | 38,313 | 124,710 | 135,253 |
| 2023 | | | | | | |
| Balance at 1 January 2023 | 12,645 | (1,386) | 84,087 | 35,522 | 119,609 | 130,868 |
| Total comprehensive income for the period | - | - | 762 | 2,246 | 3,008 | 3,008 |
| Share-based payment | - | - | - | 83 | 83 | 83 |
| Purchase of treasury shares | - | (544) | - | - | - | (544) |
| Reissuance of treasury shares | - | 233 | - | (86) | (86) | 147 |
| Dividends on ordinary shares | - | - | (9,089) | - | (9,089) | (9,089) |
| Balance at 30 June 2023 | 12,645 | (1,697) | 75,760 | 37,765 | 113,525 | 124,473 |

Pan-United Corporation Ltd

**Condensed Interim Consolidated Cash Flow Statement
For the Six Months ended 30 June 2024**

| | Group | |
|---|----------------|----------------|
| | 1H 2024 | 1H 2023 |
| | \$'000 | \$'000 |
| Cash flows from operating activities | | |
| Profit before tax from continuing operations | 23,977 | 18,817 |
| Loss before tax from discontinued operation | – | (1,147) |
| Profit before tax, total | 23,977 | 17,670 |
| Adjustments for: | | |
| Depreciation expenses | 10,183 | 9,613 |
| Amortisation of intangible assets | 1,435 | 1,363 |
| Amortisation of upfront fees | 51 | 36 |
| Interest income | (202) | (334) |
| Interest expense | 1,251 | 1,486 |
| Loss on disposal of property, plant and equipment, net | 82 | 58 |
| Loss on disposal of subsidiary (Note 6) | – | 2,224 |
| Impairment loss on trade receivables | 227 | 1,059 |
| Provisions | 126 | – |
| (Reversal)/write-down of inventories | (4) | 4 |
| Write-off of property, plant and equipment | 666 | 87 |
| Share-based payment expenses | 101 | 83 |
| Share of results of associate | (1,646) | (2,016) |
| Foreign exchange differences | (640) | (442) |
| Operating cash flows before changes in working capital | 35,607 | 30,891 |
| Changes in working capital: | | |
| Decrease/(increase) in trade and other receivables | 26,594 | (15,458) |
| (Increase)/decrease in prepayments | (58) | 385 |
| (Increase)/decrease in inventories | (2,955) | 5,910 |
| Decrease/(increase) in other assets | 2,931 | (2,821) |
| (Decrease)/increase in payables, accruals and provisions | (1,883) | 9,665 |
| Increase/(decrease) in deferred income | 1,240 | (1,139) |
| Cash flows from operations | 61,476 | 27,433 |
| Interest paid | (1,220) | (1,477) |
| Income tax paid | (4,598) | (3,591) |
| Interest received | 202 | 334 |
| Net cash flows from operating activities | 55,860 | 22,699 |

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**Condensed Interim Consolidated Cash Flow Statement (continued)
For the Six Months ended 30 June 2024**

| | 1H 2024 | 1H 2023 |
|---|-----------------|-----------------|
| | \$'000 | \$'000 |
| Cash flows from investing activities | | |
| Additions to property, plant and equipment (Note A) | (5,963) | (4,644) |
| Additions to intangible assets | (21) | (32) |
| Proceeds from disposal of property, plant and equipment | 116 | 110 |
| Net cash on disposal of subsidiary (Note 6) | 1,000 | 1,158 |
| Dividend income from associate | 1,352 | 1,335 |
| | <hr/> | <hr/> |
| Net cash flows used in investing activities | (3,516) | (2,073) |
| | <hr/> | <hr/> |
| Cash flows from financing activities | | |
| Proceeds from bank borrowings | 8,623 | 44,789 |
| Repayment of bank borrowings | (14,079) | (49,315) |
| Payment of principal portion of lease liabilities | (3,440) | (3,266) |
| Purchase of treasury shares | (395) | (544) |
| Proceeds from reissuance of treasury shares | 510 | 147 |
| Dividends paid to shareholders | (12,559) | (9,089) |
| Dividends paid to non-controlling interests | (424) | (419) |
| | <hr/> | <hr/> |
| Net cash flows used in financing activities | (21,764) | (17,697) |
| | <hr/> | <hr/> |
| Net increase in cash and cash equivalents | 30,580 | 2,929 |
| Cash and cash equivalents as at beginning of period | 64,373 | 64,646 |
| Effects of exchange rate changes on opening cash and cash equivalents | 560 | 136 |
| | <hr/> | <hr/> |
| Cash and cash equivalents as at end of period | 95,513 | 67,711 |
| | <hr/> | <hr/> |
| <u>Note A: Reconciliation of additions to property, plant and equipment</u> | | |
| Additions to property, plant and equipment | 13,029 | 5,767 |
| Less: Non-cash additions to right-of-use assets | (6,833) | (1,123) |
| Less: Provision for land reinstatement cost during the period | (233) | – |
| | <hr/> | <hr/> |
| | 5,963 | 4,644 |
| | <hr/> | <hr/> |

Pan-United Corporation Ltd

Notes to the Condensed Interim Financial Statements For the Six Months ended 30 June 2024

1. Corporate information

Pan-United Corporation Ltd (the Company) is a limited liability company incorporated and domiciled in Singapore and is listed on the Singapore Exchange.

The registered office and principal place of business of the Company is located at 7 Temasek Boulevard, #16-01 Suntec Tower One, Singapore 038987.

These condensed interim financial statements as at and for the six months ended 30 June 2024 comprise the Company and its subsidiaries (collectively, the Group).

The principal activity of the Company is that of investment holding. The principal activities of the Group are the supply of ready-mix concrete, cement, granite aggregates, slag and refined petroleum products, as well as trading of raw materials and bulk shipping (Note 14).

2. Basis of preparation

The condensed interim financial statements for the six months ended 30 June 2024 have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)") 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2023.

The condensed interim financial statements are presented in Singapore Dollars (SGD or \$), which is the Company's functional currency, and all values are rounded to the nearest thousand (\$'000), except when otherwise indicated.

2.1 New accounting standards effective on 1 January 2024

The accounting policies adopted and methods of computation are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except in the current financial year, the Group has adopted all the new and revised standards which are effective for annual financial periods beginning on or after 1 January 2024. The adoption of these standards did not have any material effect on the financial performance or position of the Group.

2.2 Use of judgements and estimates

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied to the consolidated financial statements as at and for the year ended 31 December 2023.

Notes to the Condensed Interim Financial Statements
For the Six Months ended 30 June 2024

2.2 Use of judgements and estimates (continued)

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

Management is of the opinion that there is no instance of application of judgement which is expected to have a significant impact on the amounts recognised in the Group's condensed interim financial statements for the six months ended 30 June 2024.

3. Seasonal operations

The Group's operations were not significantly affected by seasonal or cyclical factors during the period.

4. Profit before income tax from continuing operations

The following items have been included in arriving at profit before income tax from continuing operations:

| | Group | |
|---|----------------|----------------|
| | 1H 2024 | 1H 2023 |
| | \$'000 | \$'000 |
| (a) Other income | | |
| Government grant | 378 | 257 |
| Interest income | 202 | 327 |
| Foreign exchange gain, net | 517 | 630 |
| | <hr/> <hr/> | <hr/> <hr/> |
| (b) Other expenses | | |
| Usage of equipment, maintenance and consumables | 5,723 | 5,395 |
| Utilities and telecommunication charges | 4,165 | 4,117 |
| Loss on disposal of property, plant and equipment | 82 | 58 |
| Impairment loss on trade receivables | 227 | 1,059 |
| Write-off of property, plant and equipment | 666 | 87 |
| | <hr/> <hr/> | <hr/> <hr/> |

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Notes to the Condensed Interim Financial Statements For the Six Months ended 30 June 2024

5. Income tax expense

The Group calculates the income tax expense using the tax rate that would be applicable to the total annual earnings. The major components of income tax expense for the six months ended 30 June 2024 and 2023 are:

| | Group | |
|--|----------------|----------------|
| | 1H 2024 | 1H 2023 |
| | \$'000 | \$'000 |
| Current income tax | 4,805 | 3,780 |
| Deferred income tax | 483 | 242 |
| Income tax expense attributable to continuing operations | 5,288 | 4,022 |

6. Discontinued operation and disposal of subsidiary

On 14 October 2022, the Company announced the Proposed Disposal of its entire 49% issued share capital of PT. Pacific Granitama (PTPG), a limited liability company in the business of the mining, production, sale and export of aggregates and other materials in Indonesia for an aggregate cash consideration of \$3,500,000. The cash consideration shall be paid to the Company in seven tranches of \$500,000 each upon signing of sale and purchase of shares agreement (SPA) and every quarter from the date of entry into the SPA.

The Proposed Disposal was completed on 19 April 2023.

Following the completion of the Proposed Disposal, PTPG ceased to be a subsidiary of the Group. The carrying amounts of assets and liabilities of PTPG at the date of disposal and the effects of the disposal to the Group are as follow:

| | 1H 2023 |
|---------------------------------|----------------|
| | \$'000 |
| Assets | |
| Property, plant and equipment | 4,063 |
| Inventories | 2,391 |
| Prepayments | 132 |
| Trade and other receivables | 2,773 |
| Cash and cash equivalents | 609 |
| Total assets | 9,968 |
| Liabilities | |
| Payables and accruals | 3,220 |
| Employee benefits liability | 1,453 |
| Provisions | 728 |
| Total liabilities | 5,401 |
| Net assets derecognised | 4,567 |
| Less: Non-controlling interests | (908) |
| Net assets disposed of | 3,659 |

Pan-United Corporation Ltd

**Notes to the Condensed Interim Financial Statements
For the Six Months ended 30 June 2024**

6. Discontinued operation and disposal of subsidiary (continued)

| | 1H 2023 | |
|--|----------------|----------------|
| | \$'000 | |
| Loss on disposal of subsidiary | | |
| Sales consideration | | 3,500 |
| Net assets disposed of (as per page 10) | | (3,659) |
| Foreign currency translation reserve realised | | (2,014) |
| Transaction costs related to the disposal | | (51) |
| | | <hr/> |
| Loss on disposal of subsidiary | | (2,224) |
| | | <hr/> |
| Cash flow effect of the disposal: | | |
| | 1H 2024 | 1H 2023 |
| | \$'000 | \$'000 |
| Cash consideration received | 1,000 | 1,000 |
| Add: Net cash inflow of discontinued operation | – | 209 |
| Transaction costs related to the disposal | – | (51) |
| | | <hr/> |
| Net cash inflow on disposal of subsidiary | 1,000 | 1,158 |
| | | <hr/> <hr/> |

The sales consideration of \$3,500,000 has been fully received as at 30 June 2024.

Income statement disclosures

The results of the discontinued operation up to the date of disposal in 1H 2023 are as follows:

| | 1.1.2023 to 19.4.2023 (date of disposal) |
|--|---|
| | \$'000 |
| Revenue | 8,158 |
| Other income | 7 |
| Expenses | (7,079) |
| Finance costs | (9) |
| Loss on disposal of subsidiary | (2,224) |
| | <hr/> |
| Loss before tax from discontinued operation | (1,147) |
| Income tax expense | – |
| | <hr/> |
| Loss from discontinued operation, net of tax | (1,147) |
| | <hr/> <hr/> |

Pan-United Corporation Ltd

**Notes to the Condensed Interim Financial Statements
For the Six Months ended 30 June 2024**

7. Net asset value per share

| | Group | | Company | |
|--|------------------|------------------|------------------|------------------|
| | 30 Jun 24 | 31 Dec 23 | 30 Jun 24 | 31 Dec 23 |
| Net asset value per ordinary share (in cents) | 34.5 | 33.3 | 19.4 | 20.8 |

Net asset value per ordinary share is computed based on the total number of issued shares excluding treasury shares.

8. Property, plant and equipment

During the six months ended 30 June 2024, the Group had additions to property, plant and equipment of \$13,029,000 (30 Jun 2023: \$5,767,000).

Included in the additions to property, plant and equipment are additions to right-of-use assets of \$6,833,000 (30 Jun 2023: \$1,123,000).

9. Trade and other receivables

| | Group | | Company | |
|--|------------------|------------------|------------------|------------------|
| | 30 Jun 24 | 31 Dec 23 | 30 Jun 24 | 31 Dec 23 |
| | \$'000 | \$'000 | \$'000 | \$'000 |
| Current | | | | |
| Trade receivables | 151,275 | 179,089 | – | – |
| Amounts due from subsidiaries | – | – | 42,443 | 51,609 |
| Refundable deposits | 2,853 | 2,278 | – | – |
| Sundry receivables | 1,986 | 916 | – | – |
| Sales consideration receivable from disposal of a subsidiary | – | 1,000 | – | – |
| | 156,114 | 183,283 | 42,443 | 51,609 |
| Non-current | | | | |
| Trade receivables | – | 635 | – | – |
| Refundable deposits | 121 | 138 | – | – |
| | 121 | 773 | – | – |
| Total trade and other receivables | 156,235 | 184,056 | 42,443 | 51,609 |
| Add: Cash and cash equivalents | 95,513 | 64,373 | 76,498 | 43,616 |
| Total financial assets carried at amortised cost | 251,748 | 248,429 | 118,941 | 95,225 |

Trade receivables (current) decreased by \$27.8 million to \$151.3 million as at 30 June 2024, mainly due to improved collections.

Pan-United Corporation Ltd

**Notes to the Condensed Interim Financial Statements
For the Six Months ended 30 June 2024**

10. Loans and borrowings

| | Group | |
|---|------------------|------------------|
| | 30 Jun 24 | 31 Dec 23 |
| | \$'000 | \$'000 |
| Current | | |
| Secured | 6,920 | 6,383 |
| Unsecured | 5,848 | 5,669 |
| | 12,768 | 12,052 |
| Non-current | | |
| Secured | 3,085 | 4,396 |
| Unsecured | – | 4,818 |
| | 3,085 | 9,214 |
| Total loans and borrowings (excluding lease liabilities) | 15,853 | 21,266 |

Certain short and long-term bank loans are secured by mortgages over certain assets of foreign subsidiaries.

Including lease liabilities, the Group is in a net cash position as at 30 June 2024 and 31 December 2023.

11. Payables and accruals

| | Group | | Company | |
|--|------------------|------------------|------------------|------------------|
| | 30 Jun 24 | 31 Dec 23 | 30 Jun 24 | 31 Dec 23 |
| | \$'000 | \$'000 | \$'000 | \$'000 |
| Payables and accruals | | | | |
| Trade payables | 103,242 | 103,633 | – | – |
| Other payables | 6,454 | 6,196 | 135 | 68 |
| Accruals | 23,110 | 24,434 | 2,151 | 2,705 |
| Amount due to subsidiaries | – | – | 75,609 | 39,823 |
| Total payables and accruals | 132,806 | 134,263 | 77,895 | 42,596 |
| Less: Sales tax payables | (2,716) | (2,544) | (79) | (41) |
| Add: Loans and borrowings (Note 10) | 15,853 | 21,266 | – | – |
| Add: Lease liabilities | 39,062 | 35,907 | – | – |
| Total financial liabilities carried at amortised cost | 185,005 | 188,892 | 77,816 | 42,555 |

Pan-United Corporation Ltd

**Notes to the Condensed Interim Financial Statements
For the Six Months ended 30 June 2024**

12. Share capital and treasury shares

| | Group and Company | | | |
|--|--------------------------|--------|--------------------------|--------|
| | 30 Jun 24 | | 31 Dec 23 | |
| | No. of shares | | No. of shares | |
| | units | \$'000 | units | \$'000 |
| (a) Share capital | | | | |
| Issued and fully paid ordinary shares | | | | |
| At the beginning and end of period | 701,995,825 | 12,645 | 701,995,825 | 12,645 |
| <hr/> | | | | |
| (b) Treasury shares | | | | |
| | Group and Company | | | |
| | 2024 | | 2023 | |
| | No. of shares | | No. of shares | |
| | units | \$'000 | units | \$'000 |
| At 1 January | 6,179,100 | 2,472 | 3,413,200 | 1,386 |
| Reissued for cash: | | | | |
| - On exercise of employee share options | (1,652,500) | (661) | (483,000) | (196) |
| - On vesting of share awards | (260,400) | (104) | (90,000) | (37) |
| Purchase of treasury shares | 874,000 | 395 | 1,377,000 | 544 |
| At 30 June | 5,140,200 | 2,102 | 4,217,200 | 1,697 |
| <hr/> | | | | |
| Total number of issued shares excluding treasury shares | | | | |
| At 30 June | 696,855,625 | | 697,778,625 | |

The total number of issued shares excluding treasury shares as at 31 December 2023 was 695,816,725.

The Company acquired 874,000 (30 Jun 2023: 1,377,000) of its ordinary shares by way of on-market purchases and held them as treasury shares during the six months ended 30 June 2024. There were no new shares issued during the six months ended 30 June 2024.

During the six months ended 30 June 2024, 1,652,500 (30 Jun 2023: 483,000) treasury shares were transferred to employees pursuant to the Pan-United Share Option Scheme and 260,400 (30 Jun 2023: 90,000) treasury shares were transferred for share awards vested under the PUC Share Plan.

There were no subsidiary holdings as at the end of 30 June 2024.

12. Share capital and treasury shares (continued)

(c) Share options

As at 30 June 2024, the number of outstanding shares that may be issued on exercise of share options was 6,031,300 (30 Jun 2023: 8,996,400).

(d) Share awards

During the six months ended 30 June 2024, the Company granted 696,000 share awards (30 Jun 2023: 658,000), of which 90,000 (30 Jun 2023: 90,000) share awards were granted and vested immediately to Non-Executive directors.

As at 30 June 2024, the total number of outstanding share awards was 1,003,600 (30 Jun 2023: 568,000). The vesting period of these share awards is from February 2025 to February 2027 (30 Jun 2023: February 2024 to February 2026).

13. Fair value 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 markets 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.

(b) Assets and liabilities measured at fair value

The following table shows an analysis of assets and liabilities measured at fair value at the end of the reporting period using significant observable inputs other than quoted prices (Level 2):

| | 30 Jun 24 \$'000 | 31 Dec 23 \$'000 |
|------------------------------|---------------------|---------------------|
| Group and Company | | |
| Financial assets: | | |
| Derivatives: | | |
| - Forward currency contracts | 937 | – |
| - Currency option contracts | 182 | – |
| | <hr/> 1,119 | <hr/> – |

Notes to the Condensed Interim Financial Statements
For the Six Months ended 30 June 2024

13. Fair value of assets and liabilities (continued)

(b) Assets and liabilities measured at fair value (continued)

| | 30 June 24 \$'000 | 31 Dec 23 \$'000 |
|-------------------------------|----------------------|---------------------|
| Financial liabilities: | | |
| Derivatives: | | |
| - Forward currency contracts | – | 1,212 |
| - Currency option contracts | – | 89 |
| | – | 1,301 |
| | – | 1,301 |

14. Segment information

For management purposes, the Group is organised into business units based on their products and services, and has three reportable operating segments as follows:

- (a) The Concrete and Cement segment relates mainly to the supply of cement, granite aggregates, ready-mix concrete, slag and refined petroleum products to the construction industry, with operations in Singapore, Vietnam and Malaysia.
- (b) The Trading and Shipping segment relates to trading of raw materials and bulk shipping.
- (c) Others relate to companies which are of investment holding in nature.

Except as indicated above, no operating segments have been aggregated to form the above reportable operating segments.

(a) Geographical information

Revenue information based on the geographical location of customers for the six months ended 30 June 2024 and 30 June 2023 are as follows:

| | Group | |
|--------------|--------------------------|--------------------------|
| | 1H 2024 \$'000 | 1H 2023 \$'000 |
| Singapore | 494,476 | 473,138 |
| Others | 47,758 | 43,648 |
| Eliminations | (157,512) | (156,598) |
| | 384,722 | 360,188 |
| Total | 384,722 | 360,188 |

Pan-United Corporation Ltd

**Notes to the Condensed Interim Financial Statements
For the Six Months ended 30 June 2024**

14. Segment information (continued)

(b) Business segments

The following tables present revenue and results information regarding the Group's business segments from continuing operations for the six months ended 30 June 2024 and 30 June 2023.

| | Concrete and Cement | Trading and Shipping | Others | Eliminations | Group |
|-------------------------------------|--------------------------------|---------------------------------|----------------|---------------------|----------------|
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| 1H 2024 | | | | | |
| Revenue | | | | | |
| External sales | 378,623 | 6,099 | – | – | 384,722 |
| Inter-segment sales | – | 1,358 | – | (1,358) | – |
| Total revenue | 378,623 | 7,457 | – | (1,358) | 384,722 |
| Results | | | | | |
| Segment results | 37,426 | 403 | (2,831) | – | 34,998 |
| Interest income | 78 | – | 124 | – | 202 |
| Depreciation expenses | (10,065) | – | (118) | – | (10,183) |
| Amortisation of intangible assets | (89) | – | (1,346) | – | (1,435) |
| Interest expense | (1,251) | – | – | – | (1,251) |
| Share of results of associate | – | – | 1,646 | – | 1,646 |
| Profit/(loss) before tax | 26,099 | 403 | (2,525) | – | 23,977 |
| Income tax expense | (4,977) | (68) | (243) | – | (5,288) |
| Profit/(loss) for the period | 21,122 | 335 | (2,768) | – | 18,689 |
| Attributable to: | | | | | |
| Equity holders of the Company | 21,210 | 122 | (2,768) | – | 18,564 |
| Non-controlling interests | (88) | 213 | – | – | 125 |
| | 21,122 | 335 | (2,768) | – | 18,689 |

Pan-United Corporation Ltd

Notes to the Condensed Interim Financial Statements
For the Six Months ended 30 June 2024

14. Segment information (continued)

(b) Business segments (continued)

| | Concrete and Cement \$'000 | Trading and Shipping \$'000 | Others \$'000 | Eliminations \$'000 | Group \$'000 |
|--|----------------------------------|-----------------------------------|------------------|------------------------|-----------------|
| 1H 2023 | | | | | |
| Revenue | | | | | |
| External sales | 350,661 | 9,527 | – | – | 360,188 |
| Inter-segment sales | – | 1,345 | – | (1,345) | – |
| Total revenue | 350,661 | 10,872 | – | (1,345) | 360,188 |
| Results | | | | | |
| Segment results | 31,810 | 626 | (3,509) | – | 28,927 |
| Interest income | 180 | – | 147 | – | 327 |
| Depreciation expenses | (9,490) | (1) | (122) | – | (9,613) |
| Amortisation of intangible assets | (198) | – | (1,165) | – | (1,363) |
| Interest expense | (1,477) | – | – | – | (1,477) |
| Share of results of associate | – | – | 2,016 | – | 2,016 |
| Profit/(loss) before tax from continuing operations | 20,825 | 625 | (2,633) | – | 18,817 |
| Income tax expense | (3,644) | (76) | (302) | – | (4,022) |
| Profit/(loss) for the period from continuing operations | 17,181 | 549 | (2,935) | – | 14,795 |
| Attributable to: | | | | | |
| Equity holders of the Company | 17,793 | 317 | (2,935) | – | 15,175 |
| Non-controlling interests | (612) | 232 | – | – | (380) |
| | 17,181 | 549 | (2,935) | – | 14,795 |

Pan-United Corporation Ltd

Notes to the Condensed Interim Financial Statements
For the Six Months ended 30 June 2024

14. Segment information (continued)

(c) Business segments (continued)

| | Concrete and Cement \$'000 | Trading and Shipping \$'000 | Others \$'000 | Eliminations \$'000 | Group \$'000 |
|----------------------------------|----------------------------------|-----------------------------------|------------------|------------------------|-----------------|
| 30 June 2024 | | | | | |
| Balance Sheet | | | | | |
| Segment assets | 358,512 | 4,278 | 85,113 | – | 447,903 |
| Investment in associate | – | – | 5,723 | – | 5,723 |
| Intangible assets | 503 | – | 5,422 | – | 5,925 |
| Total assets | 359,015 | 4,278 | 96,258 | – | 459,551 |
| Segment liabilities | 153,893 | 2,039 | 2,703 | – | 158,635 |
| Lease liabilities | 39,062 | – | – | – | 39,062 |
| Loans and borrowings | 15,853 | – | – | – | 15,853 |
| Total liabilities | 208,808 | 2,039 | 2,703 | – | 213,550 |
| Other segment information | | | | | |
| Additions to non-current assets | 12,998 | 3 | 49 | – | 13,050 |
| 31 December 2023 | | | | | |
| Balance Sheet | | | | | |
| Segment assets | 386,953 | 3,359 | 50,803 | – | 441,115 |
| Investment in associate | – | – | 5,429 | – | 5,429 |
| Intangible assets | 592 | – | 6,746 | – | 7,338 |
| Total assets | 387,545 | 3,359 | 62,978 | – | 453,882 |
| Segment liabilities | 156,928 | 752 | 1,466 | – | 159,146 |
| Lease liabilities | 35,907 | – | – | – | 35,907 |
| Loans and borrowings | 21,266 | – | – | – | 21,266 |
| Total liabilities | 214,101 | 752 | 1,466 | – | 216,319 |
| Other segment information | | | | | |
| Additions to non-current assets | 39,203 | – | 2,417 | – | 41,620 |

15. Subsequent events

On 25 July 2024, a total of 1,025,000 treasury shares were reissued pursuant to the Pan-United Share Option scheme.

Other Information Required by Listing Rule Appendix 7.2

1. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The condensed interim statement of financial position of the Group as at 30 June 2024 and the related condensed interim profit or loss and other comprehensive income, condensed interim statement of changes in equity and condensed interim statement of cash flows for the six months ended 30 June 2024 and selected explanatory notes have not been audited or reviewed by our auditors.

2. Review of Year to date performance of the Group

The Group reported a 7% year-on-year (yoy) increase in revenue to \$384.7 million in 1H 2024, supported by a robust construction industry in Singapore. The increase in raw materials, subcontract costs and other direct costs as well as Other expenses was largely attributable to the increase in revenue in 1H 2024.

Depreciation and amortisation expenses were higher in 1H 2024, mainly due to the significant additions of right-of-use assets in 2H 2023.

The Group's EBITDA was at \$35.0 million, up from \$28.9 million in 1H 2023, with EBITDA margin remaining comparable yoy.

The share of results of associate came down by 18% to \$1.6 million, affected by lower profit margin.

Consequently, the Group registered a net attributable profit of \$18.6 million in 1H 2024, a 22% yoy increase.

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

Not applicable.

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

The Building and Construction Authority (BCA) projected that Singapore's total construction demand in 2024 will be in the range of \$32.0 billion to \$38.0 billion, compared to \$33.8 billion in 2023. BCA anticipates the ready-mix concrete volume to reach between \$12.0 million m³ to \$13.0 million m³, compared to 12.25 million m³ in 2023.

The public sector construction demand is contributed by new HDB developments and infrastructure projects such as Cross Island MRT line contracts and Tuas Port developments. The private sector will continue to be supported by residential developments, development of mixed-use properties and industrial facilities.

In Malaysia, the construction industry is maintaining its positive outlook, specifically in Johor, underpinned by orders for data centres, semiconductor factories and industrial parks. However, with the reduction in diesel subsidies and the imposition of sales tax, the cost of doing business is likely to increase.

In Vietnam, the expected implementation of property-related laws and regulations may help to promote gradual recovery of the real estate market.

Other Information Required by Listing Rule Appendix 7.2

5. If a decision regarding dividend has been made:

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on? Yes.

Name of dividend: Interim
Dividend type: Cash
Dividend rate: S\$0.007 per ordinary share
(One-tier tax exempt)

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? Yes.

Name of dividend: Interim
Dividend type: Cash
Dividend rate: S\$0.005 per ordinary share
(One-tier tax exempt)

(c) Date payable

The interim dividend will be paid on 30 August 2024.

(d) Record date

NOTICE IS HEREBY GIVEN that the Share Transfer Books and Register of Members of the Company will be closed on 22 August 2024 at 5.00 p.m. for the preparation of dividend warrants. Duly completed transfers received by the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte Ltd, at 1 Harbourfront Avenue, #14-07, Keppel Bay Tower, Singapore 098632 by 5.00 p.m. on 22 August 2024 will be registered before entitlements to the dividend are determined. Shareholders whose securities accounts with The Central Depository (Pte) Limited are credited with shares at 5.00 p.m. on 22 August 2024 will be entitled to the dividend.

6. If the Group has obtained a general mandate from shareholders for interested person transactions (IPT), 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 Group does not have a general mandate from shareholders for interested person transactions.

7. Negative confirmation pursuant to Rule 705(5).

CONFIRMATION PURSUANT TO RULE 705(5) OF THE LISTING MANUAL

The Board of Directors of the Company hereby confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited condensed interim financial statements for the period ended 30 June 2024 to be false or misleading in any material aspect.

- 8. Confirmation that the issuer has procured undertakings from all its directors and executive officers pursuant to Rule 720(1) of the SGX Listing Manual.**

CONFIRMATION PURSUANT TO RULE 720(1) OF THE LISTING MANUAL

The Company confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the SGX Listing Manual.

BY ORDER OF THE BOARD

Kevin Cho
Company Secretary
30 July 2024