



Pan-United Corporation Ltd

(Company Registration No. 199106524G)

Unaudited Condensed Consolidated Financial Statements
For the Six Months and Full Year ended 31 December 2023

Pan-United Corporation Ltd

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Condensed Consolidated Income Statement
For the Six Months and Full Year ended 31 December 2023

	Note	Group					
		2H 2023 \$'000	2H 2022 \$'000	Change %	FY2023 \$'000	FY2022 \$'000	Change %
Continuing operations							
Revenue		413,950	365,898	13	774,138	703,261	10
Other income	4a	1,711	1,688	1	3,108	3,444	(10)
Raw materials, subcontract costs and other direct costs		(329,602)	(299,508)	10	(613,142)	(570,562)	7
Staff costs		(26,625)	(22,949)	16	(57,467)	(48,676)	18
Depreciation and amortisation expenses		(11,727)	(11,077)	6	(22,703)	(21,729)	4
Other expenses	4b	(20,176)	(19,792)	2	(37,955)	(35,249)	8
Finance costs		(1,766)	(1,557)	13	(3,413)	(2,561)	33
Share of results of associate		749	2,293	(67)	2,765	5,878	(53)
Profit before income tax from continuing operations	4	26,514	14,996	77	45,331	33,806	34
Income tax expense	5	(5,631)	(1,910)	195	(9,653)	(6,059)	59
Profit from continuing operations, net of tax		20,883	13,086	60	35,678	27,747	29
Discontinued operations							
Profit/(loss) from discontinued operations, net of tax	6	-	(3,895)	100	867	(5,206)	117
Profit for the period/year, net of tax		20,883	9,191	127	36,545	22,541	62
Attributable to:							
Equity holders of the Company							
Profit from continuing operations, net of tax		20,442	12,997	57	35,617	27,515	29
Profit/(loss) from discontinued operations, net of tax		-	(3,116)	100	694	(4,165)	117
Profit for the period/year attributable to equity holders of the Company		20,442	9,881	107	36,311	23,350	56
Non-controlling interests							
Profit from continuing operations, net of tax		441	89	396	61	232	(74)
Profit/(loss) from discontinued operations, net of tax		-	(779)	100	173	(1,041)	117
Profit/(loss) for the period/year attributable to non-controlling interests		441	(690)	164	234	(809)	129
Profit for the period/year, net of tax		20,883	9,191	127	36,545	22,541	62
Earnings per share for the period/year from continuing operations attributable to equity holders of the Company (cents per share)							
Basic	a	2.94	1.86	58	5.12	3.94	30
Diluted	b	2.93	1.86	58	5.11	3.93	30
Earnings per share for the period/year (cents per share)							
Basic	a	2.94	1.41	108	5.22	3.34	56
Diluted	b	2.93	1.41	108	5.21	3.34	56

Notes

- The calculation for the basic earnings per share is based on 695,816,725 (31 December 2022: 698,582,625) weighted average number of shares in issue during the period.
- The calculation for diluted earnings per share is based on 696,849,261 (31 December 2022: 699,623,902) weighted average number of shares in issue plus dilutive potential shares from share options during the period.

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**Condensed Consolidated Statement of Comprehensive Income
For the Six Months and Full Year ended 31 December 2023**

	Group					
	2H 2023 \$'000	2H 2022 \$'000	Change %	FY2023 \$'000	FY2022 \$'000	Change %
Profit for the period/year, net of tax	20,883	9,191	127	36,545	22,541	62
Other comprehensive income						
Items that will not be reclassified to profit or loss						
Foreign currency translation	(942)	(2,000)	53	(60)	(3,183)	98
Fair value changes of derivatives	(1,551)	(3,803)	59	695	(2,315)	130
Remeasurement of employee benefits obligation	-	68	(100)	-	68	(100)
Other comprehensive income for the period/year, net of tax	(2,493)	(5,735)	57	635	(5,430)	112
Total comprehensive income for the period/year	18,390	3,456	432	37,180	17,111	117
Attributable to:						
Equity holders of the Company	18,161	4,465	307	37,081	18,206	104
Non-controlling interests	229	(1,009)	123	99	(1,095)	109
Total comprehensive income for the period/year	18,390	3,456	432	37,180	17,111	117
Attributable to equity holders of the Company:						
Total comprehensive income from continuing operations, net of tax	18,161	7,977	128	36,252	22,863	59
Total comprehensive income from discontinued operations, net of tax	-	(3,512)	100	829	(4,657)	118
Total comprehensive income for the period/year attributable to equity holders of the Company	18,161	4,465	307	37,081	18,206	104

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**Condensed Balance Sheets
As at 31 December 2023**

	Note	Group		Company	
		31 Dec 23 \$'000	31 Dec 22 \$'000	31 Dec 23 \$'000	31 Dec 22 \$'000
Non-current assets					
Property, plant and equipment	8	167,062	147,613	39	53
Intangible assets	9	7,338	8,611	228	370
Subsidiaries		-	-	92,752	92,752
Associate		5,429	4,668	-	-
Trade and other receivables	10	773	144	-	-
Deferred tax assets		800	459	-	-
		181,402	161,495	93,019	93,175
Current assets					
Inventories		18,882	23,183	-	-
Prepayments		1,985	2,353	203	111
Trade and other receivables	10	183,283	152,998	51,609	47,147
Other assets		7,481	8,302	-	-
Cash and cash equivalents		64,373	64,646	43,616	40,226
Assets of disposal group classified as held for sale	6	-	8,379	-	-
		276,004	259,861	95,428	87,484
Current liabilities					
Loans and borrowings	11	12,052	27,666	-	-
Lease liabilities		5,468	4,910	-	-
Payables and accruals	12	134,263	106,755	42,596	47,725
Deferred income		685	2,468	-	-
Provisions		1,855	1,242	-	-
Income tax payable		10,446	7,152	84	70
Derivatives	14	1,301	1,996	1,301	1,996
Liabilities directly associated with disposal group classified as held for sale	6	-	4,877	-	-
		166,070	157,066	43,981	49,791
Net current assets		109,934	102,795	51,447	37,693
Non-current liabilities					
Loans and borrowings	11	9,214	26,975	-	-
Lease liabilities		33,543	9,456	-	-
Deferred tax liabilities		5,827	5,700	-	-
Provisions		5,189	3,764	-	-
		53,773	45,895	-	-
Net assets		237,563	218,395	144,466	130,868
Equity attributable to equity holders of the Company					
Share capital	13a	12,645	12,645	12,645	12,645
Treasury shares	13b	(2,472)	(1,386)	(2,472)	(1,386)
Reserves		221,646	201,606	134,293	119,609
Reserves of disposal group classified as held for sale		-	(1,442)	-	-
		231,819	211,423	144,466	130,868
Non-controlling interests		5,744	6,271	-	-
Non-controlling interests of disposal group classified as held for sale		-	701	-	-
Total equity		237,563	218,395	144,466	130,868

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Condensed Statements of Changes in Equity
For the Full Year ended 31 December 2023

Group	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 13a)	(Note 13b)								
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
2023										
Balance at 1 January 2023	12,645	(1,386)	(1,605)	167,689	35,522	(1,442)	200,164	6,271	701	218,395
Total comprehensive income for the year	-	-	75	36,311	695	-	37,081	99	-	37,180
Share-based payment	-	-	-	-	(65)	-	(65)	-	-	(65)
Purchase of treasury shares	-	(1,379)	-	-	-	-	-	-	-	(1,379)
Reissuance of treasury shares	-	293	-	-	(105)	-	(105)	-	-	188
Dividends on ordinary shares	-	-	-	(12,578)	-	-	(12,578)	-	-	(12,578)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(419)	-	(419)
Disposal of subsidiary (Note 6)	-	-	(2,986)	(1,307)	-	1,442	(2,851)	(207)	(701)	(3,759)
Balance at 31 December 2023	12,645	(2,472)	(4,516)	190,115	36,047	-	221,646	5,744	-	237,563
2022										
Balance at 1 January 2022	12,645	(780)	(1,709)	157,037	37,878	-	193,206	8,408	-	213,479
Total comprehensive income for the year	-	-	(2,883)	23,404	(2,315)	-	18,206	(1,095)	-	17,111
Share-based payment	-	-	-	-	100	-	100	-	-	100
Purchase of treasury shares	-	(2,162)	-	-	-	-	-	-	-	(2,162)
Reissuance of treasury shares	-	1,556	-	-	(141)	-	(141)	-	-	1,415
Dividends on ordinary shares	-	-	-	(11,207)	-	-	(11,207)	-	-	(11,207)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(341)	-	(341)
Reclassification to reserves and non-controlling interests of disposal group classified as held for sale	-	-	2,987	(1,545)	-	(1,442)	-	(701)	701	-
Balance at 31 December 2022	12,645	(1,386)	(1,605)	167,689	35,522	(1,442)	200,164	6,271	701	218,395

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Condensed Statements of Changes in Equity (continued)
For the Full Year ended 31 December 2023

	Share capital (Note 13a) \$'000	Treasury shares (Note 13b) \$'000	Retained earnings \$'000	Other reserves \$'000	Total reserves \$'000	Total equity \$'000
Company						
2023						
Balance at 1 January 2023	12,645	(1,386)	84,087	35,522	119,609	130,868
Total comprehensive income for the year	-	-	26,737	695	27,432	27,432
Share-based payment	-	-	-	(65)	(65)	(65)
Purchase of treasury shares	-	(1,379)	-	-	-	(1,379)
Reissuance of treasury shares	-	293	-	(105)	(105)	188
Dividends on ordinary shares	-	-	(12,578)	-	(12,578)	(12,578)
Balance at 31 December 2023	12,645	(2,472)	98,246	36,047	134,293	144,466
2022						
Balance at 1 January 2022	12,645	(780)	73,799	37,878	111,677	123,542
Total comprehensive income for the year	-	-	21,495	(2,315)	19,180	19,180
Share-based payment	-	-	-	100	100	100
Purchase of treasury shares	-	(2,162)	-	-	-	(2,162)
Reissuance of treasury shares	-	1,556	-	(141)	(141)	1,415
Dividends on ordinary shares	-	-	(11,207)	-	(11,207)	(11,207)
Balance at 31 December 2022	12,645	(1,386)	84,087	35,522	119,609	130,868

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**Condensed Consolidated Cash Flow Statement
For the Full Year ended 31 December 2023**

	Group	
	FY 2023	FY2022
	\$'000	\$'000
Cash flows from operating activities		
Profit before tax from continuing operations	45,331	33,806
Profit/(loss) before tax from discontinued operations	867	(4,907)
Profit before tax, total	46,198	28,899
Adjustments for:		
Depreciation expenses	19,845	21,383
Amortisation of intangible assets	2,858	1,788
Amortisation of upfront fees	72	102
Interest income	(325)	(307)
Interest expense	3,049	2,173
Loss/(gain) on disposal of property, plant and equipment, net	163	(159)
Loss on disposal of subsidiary (Note 6)	210	–
Loss on disposal of other investment	–	2
Impairment loss on trade receivables	909	327
Reversal of provisions	–	(7)
Write-down of inventories	4	53
Write-off and impairment of property, plant and equipment	151	2,215
Write-off and impairment of intangible assets	597	403
Share-based payment expenses	(65)	100
Share of results of associate	(2,765)	(5,878)
Foreign exchange differences	(144)	101
Operating cash flows before changes in working capital	70,757	51,195
Changes in working capital:		
Increase in trade and other receivables	(32,074)	(29,229)
Decrease/(increase) in prepayments	376	(897)
Decrease/(increase) in inventories	3,850	(1,503)
Decrease/(increase) in other assets	821	(5,433)
Increase in payables, accruals and provisions	28,342	10,613
(Decrease)/increase in deferred income	(1,283)	1,968
Cash flows from operations	70,789	26,714
Interest paid	(2,924)	(2,135)
Income tax paid	(6,573)	(4,244)
Interest received	325	307
Net cash flows from operating activities	61,617	20,642

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**Condensed Consolidated Cash Flow Statement (continued)
For the Full Year ended 31 December 2023**

	Group	
	FY 2023	FY2022
	\$'000	\$'000
Cash flows from investing activities		
Additions to property, plant and equipment	(10,067)	(11,486)
Additions to intangible assets	(2,186)	(4,157)
Proceeds from disposal of property, plant and equipment	124	193
Proceeds from disposal of other investment	–	1
Proceeds from planned disposal of subsidiary	–	500
Net cash on disposal of subsidiary (Note 6)	2,158	–
Dividend income from associate	2,004	5,545
Net cash flows used in investing activities	(7,967)	(9,404)
Cash flows from financing activities		
Proceeds from bank borrowings	60,848	105,758
Repayment of bank borrowings	(93,127)	(96,462)
Payment of principal portion of lease liabilities	(6,555)	(6,328)
Purchase of treasury shares	(1,379)	(2,162)
Proceeds from reissuance of treasury shares	188	1,415
Dividends paid to shareholders	(12,578)	(11,207)
Dividends paid to non-controlling interests	(419)	(341)
Net cash flows used in financing activities	(53,022)	(9,327)
Net increase in cash and cash equivalents	628	1,911
Cash and cash equivalents as at beginning of year	64,646	64,149
Less: Cash and cash equivalents of disposal group classified as held for sale	–	(818)
Effects of exchange rate changes on opening cash and cash equivalents	(901)	(596)
Cash and cash equivalents as at end of year	64,373	64,646

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Notes to the Condensed Consolidated Financial Statements As at and for the Six Months and Full Year ended 31 December 2023

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 consolidated financial statements as at and for the six months and full year ended 31 December 2023 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 15).

2. Basis of preparation

The condensed consolidated financial statements for the six months and full year ended 31 December 2023 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 consolidated 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 2023.

The condensed consolidated 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 2023

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 2023. 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 consolidated financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied to the consolidated financial statements as at and for the year ended 31 December 2022.

Notes to the Condensed Consolidated Financial Statements
As at and for the Six Months and Full Year ended 31 December 2023

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 consolidated financial statements for the six months and full year ended 31 December 2023.

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		Group	
	2H 2023	2H 2022	FY2023	FY2022
	\$'000	\$'000	\$'000	\$'000
(a) Other income				
(Loss)/gain on disposal of property, plant and equipment	(105)	66	(163)	159
Government grant	471	200	728	582
Interest income	89	223	318	282
Foreign exchange gain, net	–	–	96	–
	<hr/>			
(b) Other expenses				
Usage of equipment, maintenance and consumables	5,962	5,774	11,357	10,792
Utilities and telecommunication charges	4,708	4,487	8,825	8,324
(Reversal of impairment loss)/impairment loss on trade receivables	(150)	372	909	327
Write-off and impairment of property, plant and equipment	64	221	151	261
Foreign exchange loss, net	534	1,509	–	1,475
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Notes to the Condensed Consolidated Financial Statements As at and for the Six Months and Full Year ended 31 December 2023

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 and full year ended 31 December 2023 and 2022 are:

	Group		Group	
	2H 2023	2H 2022	FY2023	FY2022
	\$'000	\$'000	\$'000	\$'000
Current income tax	5,789	2,262	9,569	5,858
Deferred income tax	(158)	(352)	84	201
Income tax expense attributable to continuing operations	5,631	1,910	9,653	6,059

6. Discontinued operations 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. 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 effects of the disposal to the Group are as follow:

	FY2023
	\$'000
Assets	
Property, plant and equipment	4,063
Inventories	2,391
Prepayments	132
Trade and other receivables	2,773
Cash and cash equivalents	609
Assets of disposed subsidiary	9,968
Liabilities	
Payables and accruals	3,220
Employee benefits liability	1,453
Provisions	756
Liabilities of disposed subsidiary	5,429
Reserves of disposed subsidiary	3,659

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**Notes to the Condensed Consolidated Financial Statements
As at and for the Six Months and Full Year ended 31 December 2023**

6. Discontinued operations and disposal of subsidiary (continued)

	\$'000
Sales consideration	3,500
Less: Advancement received	(500)
Sales consideration receivable	(1,000)
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Cash consideration received during the current financial year	2,000
Cost of divestment	(51)
Net cash inflow of discontinued operations	209
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Net cash inflow on disposal of subsidiary	2,158
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Loss on disposal of subsidiary	
Sales consideration	3,500
Cost of divestment	(51)
Net assets derecognised	(3,659)
	<hr/>
Loss on disposal of subsidiary	(210)
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Income statement disclosures

The results of the discontinued operating for the full year ended 31 December 2023 and 2022 are as follows:

	FY2023	FY2022
	\$'000	\$'000
Revenue	8,158	31,391
Other income	7	138
Expenses	(7,289)	(36,397)
Finance costs	(9)	(39)
	<hr/>	<hr/>
Profit/(loss) before tax from discontinued operations	867	(4,907)
Income tax expense	–	(299)
	<hr/>	<hr/>
Profit/(loss) from discontinued operations, net of tax	867	(5,206)
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**Notes to the Condensed Consolidated Financial Statements
As at and for the Six Months and Full Year ended 31 December 2023**

7. Net asset value per share

	Group		Company	
	31 Dec 23	31 Dec 22	31 Dec 23	31 Dec 22
Net asset value per ordinary share (in cents)	33.3	30.3	20.8	18.7

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 year ended 31 December 2023, the Group had additions to property, plant and equipment of \$42,958,000 (31 December 2022: \$12,706,000).

Included in the additions to property, plant and equipment are additions to right-of-use assets of \$32,891,000 (31 December 2022: \$1,383,000).

9. Intangible assets

During the year ended 31 December 2023, the Group had additions to intangible assets of \$2,186,000 (31 December 2022: \$4,157,000).

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**Notes to the Condensed Consolidated Financial Statements
As at and for the Six Months and Full Year ended 31 December 2023**

10. Trade and other receivables

	Group		Company	
	31 Dec 23	31 Dec 22	31 Dec 23	31 Dec 22
	\$'000	\$'000	\$'000	\$'000
Current				
Trade receivables	179,089	149,456	–	–
Amounts due from subsidiaries	–	–	51,609	47,147
Refundable deposits	2,278	3,185	–	–
Sundry receivables	1,916	357	–	–
	<u>183,283</u>	<u>152,998</u>	<u>51,609</u>	<u>47,147</u>
Non-current				
Trade receivables	635	–	–	–
Refundable deposits	138	144	–	–
	<u>773</u>	<u>144</u>	<u>–</u>	<u>–</u>
Total trade and other receivables	<u>184,056</u>	<u>153,142</u>	<u>51,609</u>	<u>47,147</u>
Add: Cash and cash equivalents	64,373	64,646	43,616	40,226
Total financial assets carried at amortised cost	<u>248,429</u>	<u>217,788</u>	<u>95,225</u>	<u>87,373</u>

Trade receivables (current) increased to \$179.1 million as at 31 December 2023, in line with the increase in revenue. The increase in sundry receivables is mainly attributable to the balance of proceeds receivable from the disposal of subsidiary amounting to \$1.0 million (Note 6).

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**Notes to the Condensed Consolidated Financial Statements
As at and for the Six Months and Full Year ended 31 December 2023**

11. Loans and borrowings

	Group	
	31 Dec 23	31 Dec 22
	\$'000	\$'000
Current		
Secured	6,383	10,074
Unsecured	5,669	17,592
	12,052	27,666
Non-current		
Secured	4,396	7,229
Unsecured	4,818	19,746
	9,214	26,975
Total loans and borrowings (excluding lease liabilities)	21,266	54,641

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

The Group is in a net cash position as at 31 December 2023 and 31 December 2022, excluding lease liabilities. Including lease liabilities, the Group has no gearing as at 31 December 2023, compared to a net gearing of 0.02 times as at 31 December 2022.

12. Payables and accruals

	Group		Company	
	31 Dec 23	31 Dec 22	31 Dec 23	31 Dec 22
	\$'000	\$'000	\$'000	\$'000
Payables and accruals				
Trade payables	103,633	83,648	–	–
Other payables	6,196	5,754	68	143
Accruals	24,434	17,353	2,705	2,759
Amount due to subsidiaries	–	–	39,823	44,823
Total payables and accruals	134,263	106,755	42,596	47,725
Less: Sales tax payables	(2,544)	(1,435)	(41)	(83)
Add: Loans and borrowings (Note 11)	21,266	54,641	–	–
Add: Lease liabilities	39,011	14,366	–	–
Total financial liabilities carried at amortised cost	191,996	174,327	42,555	47,642

Pan-United Corporation Ltd

Notes to the Condensed Consolidated Financial Statements
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13. Share capital and treasury shares

	Group and Company			
	31 Dec 23		31 Dec 22	
	No. of shares units	\$'000	No. of shares units	\$'000
(a) Share capital				
Issued and fully paid ordinary shares				
At the beginning and end of year	701,995,825	12,645	701,995,825	12,645
(b) Treasury shares				
At 1 January	3,413,200	1,386	2,232,600	780
Reissued for cash:				
- On exercise of employee share options	(483,000)	(196)	(2,921,500)	(1,020)
- On vesting of share awards	(90,000)	(37)	—	—
Purchase of treasury shares	1,377,000	544	3,380,400	1,275
At 30 June	4,217,200	1,697	2,691,500	1,035
Reissued for cash:				
- On exercise of employee share options	(150,000)	(60)	(1,361,900)	(536)
Purchase of treasury shares	2,111,900	835	2,083,600	887
At 31 December	6,179,100	2,472	3,413,200	1,386
Total number of issued shares excluding treasury shares				
At 31 December	695,816,725		698,582,625	

The Company acquired 2,111,900 (31 December 2022: 2,083,600) of its ordinary shares by way of on-market purchases and held them as treasury shares during the six months ended 31 December 2023. There were no new shares issued during the six months ended 31 December 2023.

During the year ended 31 December 2023, 633,000 (31 December 2022: 4,283,400) treasury shares were transferred to employees pursuant to the Pan-United Share Option Scheme and 90,000 (31 December 2022: Nil) treasury shares were transferred for share awards vested under the PUC Share Plan.

There were no subsidiary holdings as at the end of 31 December 2023.

**Notes to the Condensed Consolidated Financial Statements
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13. Share capital and treasury shares (continued)

(c) Share options

As at 31 December 2023, the number of shares that may be issued on exercise of share options outstanding was 7,683,800 (31 December 2022: 9,545,400).

(d) Share awards

During the year ended 31 December 2023, the Company granted 658,000 share awards, of which 90,000 share awards were granted and vested immediately to Non-Executive directors.

As at 31 December 2023, the total number of outstanding share awards was 568,000 (31 December 2022: Nil). The vesting period of these share awards is from February 2024 to February 2026.

14. 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):

	31 Dec 23	31 Dec 22
	\$'000	\$'000
Financial liability:		
Derivatives:		
- Forward currency contracts	1,212	1,972
- Currency option contracts	89	24
	<u>1,301</u>	<u>1,996</u>

Notes to the Condensed Consolidated Financial Statements
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15. 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 supplies mainly 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 (continuing operations)

Revenue information based on the geographical location of customers respectively for the six months and full year ended 31 December 2023 and 31 December 2022 are as follows:

	Group		Group	
	2H 2023	2H 2022	FY2023	FY2022
	\$'000	\$'000	\$'000	\$'000
Singapore	539,385	472,635	1,012,523	904,130
Others	44,962	46,766	88,610	91,327
Eliminations	(170,397)	(153,503)	(326,995)	(292,196)
Total	413,950	365,898	774,138	703,261

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15. Segment information (continued)

(b) Business segments (continuing operations)

The following tables present revenue and results information regarding the Group's business segments from continuing operations for the six months and full year ended 31 December 2023 and 31 December 2022.

	Concrete and Cement \$'000	Trading and Shipping \$'000	Others \$'000	Eliminations \$'000	Group \$'000
2H 2023					
Revenue					
External sales	405,975	7,975	–	–	413,950
Inter-segment sales	–	1,324	–	(1,324)	–
Total revenue	405,975	9,299	–	(1,324)	413,950
Results					
Segment results	37,206	353	1,505	–	39,064
Interest income	70	–	19	–	89
Depreciation expenses	(10,111)	(1)	(120)	–	(10,232)
Amortisation of intangible assets	(132)	–	(1,363)	–	(1,495)
Interest expense	(1,661)	–	–	–	(1,661)
Share of results of associate	–	–	749	–	749
Profit before tax from continuing operations	25,372	352	790	–	26,514
Income tax expense	(4,786)	(77)	(768)	–	(5,631)
Profit for the year from continuing operations	20,586	275	22	–	20,883
Attributable to:					
Equity holders of the Company	20,340	80	22	–	20,442
Non-controlling interests	246	195	–	–	441
	20,586	275	22	–	20,883

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15. Segment information (continued)

(b) Business segments (continuing operations)

	Concrete and Cement \$'000	Trading and Shipping \$'000	Others \$'000	Eliminations \$'000	Group \$'000
2H 2022					
Revenue					
External sales	354,727	11,171	–	–	365,898
Inter-segment sales	–	4,684	–	(4,684)	–
Total revenue	354,727	15,855	–	(4,684)	365,898
Results					
Segment results	24,397	1,191	(684)	–	24,904
Interest income	89	–	134	–	223
Depreciation expenses	(9,907)	(1)	(154)	–	(10,062)
Amortisation of intangible assets	(244)	–	(771)	–	(1,015)
Interest expense	(1,347)	–	–	–	(1,347)
Share of results of associate	–	–	2,293	–	2,293
Profit/(loss) before tax from continuing operations	12,988	1,190	818	–	14,996
Income tax expense	(877)	(155)	(878)	–	(1,910)
Profit/(loss) for the period from continuing operations	12,111	1,035	(60)	–	13,086
Attributable to:					
Equity holders of the Company	12,280	777	(60)	–	12,997
Non-controlling interests	(169)	258	–	–	89
	12,111	1,035	(60)	–	13,086

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15. Segment information (continued)

(b) Business segments (continuing operations)

	Concrete and Cement \$'000	Trading and Shipping \$'000	Others \$'000	Eliminations \$'000	Group \$'000
FY2023					
Revenue					
External sales	756,636	17,502	–	–	774,138
Inter-segment sales	–	2,669	–	(2,669)	–
Total revenue	756,636	20,171	–	(2,669)	774,138
Results					
Segment results	69,016	979	(2,004)	–	67,991
Interest income	152	–	166	–	318
Depreciation expenses	(19,601)	(2)	(242)	–	(19,845)
Amortisation of intangible assets	(330)	–	(2,528)	–	(2,858)
Interest expense	(3,040)	–	–	–	(3,040)
Share of results of associate	–	–	2,765	–	2,765
Profit/(loss) before tax from continuing operations	46,197	977	(1,843)	–	45,331
Income tax expense	(8,430)	(153)	(1,070)	–	(9,653)
Profit/(loss) for the year from continuing operations	37,767	824	(2,913)	–	35,678
Attributable to:					
Equity holders of the Company	38,133	397	(2,913)	–	35,617
Non-controlling interests	(366)	427	–	–	61
	37,767	824	(2,913)	–	35,678

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15. Segment information (continued)

(b) Business segments (continuing operations) (continued)

	Concrete and Cement \$'000	Trading and Shipping \$'000	Others \$'000	Eliminations \$'000	Group \$'000
FY2022					
Revenue					
External sales	684,835	18,426	–	–	703,261
Inter-segment sales	–	6,306	–	(6,306)	–
Total revenue	684,835	24,732	–	(6,306)	703,261
Results					
Segment results	54,067	1,556	(4,113)	–	51,510
Interest income	148	–	134	–	282
Depreciation expenses	(19,635)	(2)	(304)	–	(19,941)
Amortisation of intangible assets	(341)	–	(1,447)	–	(1,788)
Interest expense	(2,135)	–	–	–	(2,135)
Share of results of associate	–	–	5,878	–	5,878
Profit/(loss) before tax from continuing operations	32,104	1,554	148	–	33,806
Income tax expense	(4,435)	(208)	(1,416)	–	(6,059)
Profit/(loss) for the period from continuing operations	27,669	1,346	(1,268)	–	27,747
Attributable to:					
Equity holders of the Company	27,870	913	(1,268)	–	27,515
Non-controlling interests	(201)	433	–	–	232
	27,669	1,346	(1,268)	–	27,747

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15. Segment information (continued)

(c) Business segments (continuing operations) (continued)

	Concrete and Cement \$'000	Trading and Shipping \$'000	Others \$'000	Eliminations \$'000	Group \$'000
31 December 2023					
Balance Sheet					
Segment assets	390,477	3,359	50,803	–	444,639
Investment in associate	–	–	5,429	–	5,429
Intangible assets	592	–	6,746	–	7,338
Total assets	391,069	3,359	62,978	–	457,406
Segment liabilities	157,348	752	1,466	–	159,566
Lease liabilities	39,011	–	–	–	39,011
Loans and borrowings	21,266	–	–	–	21,266
Total liabilities	217,625	752	1,466	–	219,843
Other segment information					
Additions to non-current assets	42,727	–	2,417	–	45,144
31 December 2022					
Balance Sheet					
Segment assets	345,361	5,644	48,693	–	399,698
Investment in associate	–	–	4,668	–	4,668
Intangible assets	1,516	–	7,095	–	8,611
Assets of disposal group classified as held for sale	8,379	–	–	–	8,379
Total assets	355,256	5,644	60,456	–	421,356
Segment liabilities	120,758	1,843	6,476	–	129,077
Lease liabilities	14,366	–	–	–	14,366
Loans and borrowings	54,641	–	–	–	54,641
Liabilities directly associated with disposal group classified as held for sale	4,877	–	–	–	4,877
Total liabilities	194,642	1,843	6,476	–	202,961
Other segment information					
Additions to non-current assets	13,320	2	3,541	–	16,863
Additions to non-current assets of disposal group classified as held for sale	363	–	–	–	363
Total additions	13,683	2	3,541	–	17,226

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Notes to the Condensed Consolidated Financial Statements
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16. Subsequent events

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

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 consolidated statement of financial position of the Group as at 31 December 2023 and the related consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the year ended 31 December 2023 and selected explanatory notes have not been audited or reviewed by our auditors.

2. Review of Year to date performance of the Group

In FY2023, the Group recorded a net attributable profit of \$36.3 million, an increase from \$23.4 million in FY2022. Net attributable profit from continuing operations increased by 29% year-on-year (yoy) to \$35.6 million in FY2023.

The Group reported an increase in revenue of 10% yoy, from \$703.3 million in FY2022 to \$774.1 million in FY2023, driven primarily by the Concrete and Cement (C&C) business.

Costs of doing business have increased, as evident from the increase in cost of raw materials, subcontract costs and other direct costs by 7% yoy, as well as the increase in staff costs by 18% yoy. Additionally, with higher interest rates in 2023, this has led to an increase in interest expense of the Group.

The Group's EBITDA from continuing operations was at \$68.0 million in FY2023, compared to \$51.5 million in FY2022, mainly attributable to the increase in revenue from the C&C business.

The share of results of associate decreased by 53% yoy to \$2.8 million in FY2023, as a result of lower sales volume and selling prices.

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 Singapore's total construction demand in 2024 to range between \$32.0 billion and \$38.0 billion, compared to preliminary estimate of \$33.8 billion in 2023.

The public sector is likely to contribute about 55% of the total construction demand in 2024, supported by the ongoing stepping up of Build-To-Order housing flats and a strong pipeline of institutional projects and civil engineering works.

Meanwhile, private sector construction demand is projected to grow in 2024, with an anticipated increase in commercial and industrial building projects.

BCA estimated that the volume of ready-mix concrete will reach between 12.0 million m³ and 13.0 million m³ in 2024, compared to 12.25 million m³ in 2023. The industry will continue to face challenges from higher operating costs, including tight manpower supply, volatility in energy prices and potential supply chain issues resulting from elevated geopolitical tensions.

In Malaysia, the construction sector is expected to continue its growth momentum from 2023, supported by development allocations as part of the Budget 2024 announced in October 2023. Allocations in the budget includes the resume construction of five Light Rail Transit 3 stations and the Penang LRT.

Over in Vietnam, to spur economic growth and development, the Vietnamese government has been increasing investment in transport infrastructure. The interest rate cuts are expected to gradually ease the difficulties faced by 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, paid	Final, proposed
Dividend type:	Cash	Cash
Dividend rate:	S\$0.005 per ordinary share (One-tier tax exempt)	S\$0.018 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, paid	Final, paid
Dividend type:	Cash	Cash
Dividend rate:	S\$0.005 per ordinary share (One-tier tax exempt)	S\$0.013 per ordinary share (One-tier tax exempt)

(c) Date payable

The final dividend, if approved at the forthcoming Annual General Meeting, will be paid on 17 May 2024.

(d) Record date

NOTICE IS HEREBY GIVEN that the Share Transfer Books and Register of Members of the Company will be closed on 9 May 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 9 May 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 9 May 2024 will be entitled to the dividend.

6. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

	Group	
	2023 \$'000	2022 \$'000
Ordinary - Interim	3,489	3,500
Ordinary - Final	12,525	9,089
Total	16,014	12,589

7. 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.

Other Information Required by Listing Rule Appendix 7.2

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.

9. **Disclosure of persons occupying a managerial position in the issuer or any of its principal subsidiaries who is 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 first held	Details of changes in duties and position held, if any, during the year
Patrick Ng Bee Soon	60	Brother of: Ng Han Whatt (substantial shareholder); Jane Kimberly Ng Bee Kiok (Non-Executive Director and substantial shareholder); and Ng Bee Bee (Chief Executive Officer and substantial shareholder).	Deputy Chairman (Appointed on 1 March 2011) Duties: To focus on the Group's overall growth strategies and also oversee the overseas investment portfolios of the Group.	N.A.
Ng Bee Bee	56	Sister of: Ng Han Whatt (substantial shareholder); Jane Kimberly Ng Bee Kiok (Non-Executive Director and substantial shareholder); and Patrick Ng Bee Soon (Deputy Chairman and substantial shareholder).	Chief Executive Officer (Appointed on 1 March 2011) Duties: Overall management of the Group.	N.A.
Jane Kimberly Ng Bee Kiok	62	Sister of: Ng Han Whatt (substantial shareholder); Patrick Ng Bee Soon (Deputy Chairman and substantial shareholder); and Ng Bee Bee (Chief Executive Officer and substantial shareholder).	Non-Executive Director (Appointed on 22 March 2021)	N.A.

BY ORDER OF THE BOARD

Kevin Cho
Company Secretary
7 February 2024