



THAKRAL
CORPORATION LTD
(Company Registration No. 199306606E)

Condensed Interim Financial Statements
For the six months ended 30 June 2025

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Condensed Interim Financial Statements for the six months ended 30 June 2025

CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

These figures have not been audited.

	Note	Group		
		S\$000		%
		Six months ended		Increase /
		30 Jun 2025	30 Jun 2024	(Decrease)
CONSOLIDATED INCOME STATEMENT				
Revenue - Lifestyle	5	156,625	124,278	26
Revenue - Investment	5	3,900	4,114	(5)
Total revenue	5	160,525	128,392	25
Cost of sales		(133,724)	(105,900)	26
Gross profit	5	26,801	22,492	19
Other operating income	6	577	1,088	(47)
Distribution costs	7	(10,697)	(7,418)	44
Administration expenses	8	(9,478)	(9,106)	4
Fair value loss on derivative financial instruments		(46)	(122)	(62)
Operating profit		7,157	6,934	3
Depreciation on property, plant and equipment	17	(438)	(364)	20
Net gain on fair valuation of an associate upon IPO **	4, 20	148,247	-	NM
Share of profit of associates **	4, 20	3,931	8,495	(54)
Profit before financing and income tax		158,897	15,065	955
Finance income		85	100	(15)
Finance costs		(2,111)	(2,122)	(1)
Foreign exchange gain	9	648	1,957	(67)
Profit before income tax		157,519	15,000	950
Income tax	4, 10	(47,486)	(2,537)	NM
Profit for the period		110,033	12,463	783
<u>Profit attributable to:</u>				
Equity holders of the Company		109,325	10,801	912
Non-controlling interests		708	1,662	(57)
		110,033	12,463	783
CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME				
Profit for the period		110,033	12,463	783
Other comprehensive loss				
<i>Items that may be reclassified subsequently to profit or loss</i>				
Foreign exchange differences on translation of foreign operations	11	(356)	(10,783)	(97)
Other comprehensive loss for the period, net of tax		(356)	(10,783)	(97)
Total comprehensive income for the period		109,677	1,680	NM
<u>Total comprehensive income attributable to:</u>				
Equity holders of the Company		108,300	4,998	NM
Non-controlling interests		1,377	(3,318)	142
		109,677	1,680	NM

**** Net gain before tax recorded on the investment in GemLife is calculated based on the IPO price and the Group's share of GemLife's net asset value as 31 Mar 2025. A revised announcement shall be released with the updated split once GemLife's results announcement is received (please refer to notes 4 (p.6), 20-21 (p.10-11) and item 8 on p. 18 for details).**

NM – Not meaningful



CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	Note	Group (S\$ '000) as at		Company (S\$ '000) as at	
		30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
ASSETS					
Current assets					
Cash and bank balances	12	11,103	12,673	142	258
Derivative financial instruments		43	12	-	-
Trade receivables	13	24,303	26,146	-	-
Other receivables	14	15,742	14,009	74	100
Amount owing by subsidiary corporations		-	-	-	439
Debt instruments measured at fair value through income statement	15	32,869	1,289	-	-
Inventories	16	27,321	25,035	-	-
Total current assets		111,381	79,164	216	797
Non-current assets					
Other receivables	14	2,375	992	2,092	-
Amounts owing by subsidiary corporations		-	-	13,566	11,985
Debt instruments measured at fair value through income statement and amortised cost	15	10,629	39,987	-	-
Property, plant and equipment	17	3,095	2,215	15	19
Right-of-use assets	18	8,481	7,875	-	-
Investment property	19	31,158	31,158	-	-
Subsidiary corporations		-	-	202,364	195,514
Associates	4, 20	64,373	129,694	-	-
Financial assets measured at fair value through income statement	4, 21	290,723	67,881	6,205	6,205
Deferred tax assets	25	509	547	-	-
Total non-current assets		411,343	280,349	224,242	213,723
Total assets		522,724	359,513	224,458	214,520
LIABILITIES AND EQUITY					
Current liabilities					
Trade and bills payables	22	6,150	9,566	-	-
Trust receipts	23	38,811	37,239	-	-
Bank and other borrowings	23	13,781	5,750	-	439
Lease liabilities	18	3,770	3,539	-	-
Other payables	24	20,891	18,876	439	1,168
Provisions		3,068	3,277	652	802
Income tax payable	25	3,117	328	-	-
Total current liabilities		89,588	78,575	1,091	2,409
Non-current liabilities					
Amount owing to subsidiary corporations		-	-	119,275	113,594
Bank and other borrowings	23	20,685	20,538	601	621
Lease liabilities	18	5,183	4,704	-	-
Other payables	24	9,177	8,922	-	-
Provisions		796	889	-	-
Deferred tax liability	4, 25	74,387	30,113	-	-
Total non-current liabilities		110,228	65,166	119,876	114,215
Total liabilities		199,816	143,741	120,967	116,624
Capital, reserves and non-controlling interests					
Issued capital	26	70,820	70,820	70,820	70,820
Treasury shares	26	(534)	(534)	(534)	(534)
Reserves		198,596	92,837	33,205	27,610
Equity attributable to equity holders of the Company		268,882	163,123	103,491	97,896
Non-controlling interests		54,026	52,649	-	-
Total equity		322,908	215,772	103,491	97,896
Total liabilities and equity		522,724	359,513	224,458	214,520



CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY

Six months ended 30 June 2025

S\$'000

Group

Balance at 1 Jan 2025

Total comprehensive income for the period

Profit for the period

Other comprehensive (loss) income
for the period

Total

Transactions with equity holders of the
Company, recognised directly in equity

Dividend (Note 27)

Balance at 30 Jun 2025

Issued capital	Treasury shares	Reserves		Retained earnings	Equity attributable to equity holders of the Company	Non- controlling interests	Total
		Capital reserve	Foreign currency translation reserve				
70,820	(534)	(8,457)	(37,991)	139,285	163,123	52,649	215,772
-	-	-	-	109,325	109,325	708	110,033
-	-	-	(1,025)	-	(1,025)	669	(356)
-	-	-	(1,025)	109,325	108,300	1,377	109,677
-	-	-	-	(2,541)	(2,541)	-	(2,541)
70,820	(534)	(8,457)	(39,016)	246,069	268,882	54,026	322,908

Six months ended 30 June 2024

S\$'000

Group

Balance at 1 Jan 2024

Total comprehensive income for the period

Profit for the period

Other comprehensive loss for the period

Total

Transactions with equity holders of the
Company, recognised directly in equity

Dividend (Note 27)

Balance at 30 Jun 2024

Issued capital	Capital reserve	Reserves		Retained earnings	Equity attributable to equity holders of the Company	Non- controlling interests	Total
		Foreign currency translation reserve					
70,820	(8,457)	(28,547)		115,590	149,406	51,345	200,751
-	-	-		10,801	10,801	1,662	12,463
-	-	(5,803)		-	(5,803)	(4,980)	(10,783)
-	-	(5,803)		10,801	4,998	(3,318)	1,680
-	-	-		(2,557)	(2,557)	-	(2,557)
70,820	(8,457)	(34,350)		123,834	151,847	48,027	199,874

Six months ended 30 June 2025

S\$'000

Company

Balance at 1 Jan 2025

Profit for the period, representing total comprehensive income for the period

Transactions with owners, recognised directly in equity

Dividend (Note 27)

Balance at 30 Jun 2025

Issued capital	Treasury shares	Retained earnings	Total
70,820	(534)	27,610	97,896
-	-	8,136	8,136
-	-	(2,541)	(2,541)
70,820	(534)	33,205	103,491

Six months ended 30 June 2024

S\$'000

Company

Balance at 1 Jan 2024

Profit for the period, representing total comprehensive income for the period

Transactions with owners, recognised directly in equity

Dividend (Note 27)

Balance at 30 Jun 2024

Issued capital	Retained earnings	Total
70,820	20,300	91,120
-	1,765	1,765
-	(2,557)	(2,557)
70,820	19,508	90,328



CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

(S\$ '000)

Note

	Six months ended	
	30 Jun 2025	30 Jun 2024
OPERATING ACTIVITIES		
Profit before income tax	157,519	15,000
Adjustments for:		
Depreciation for property, plant and equipment and right-of-use assets	2,481	1,534
Share of profit of associates	(3,931)	(8,495)
Dividend income from financial assets measured at FVTIS	-	(237)
Fair value gain and interest income on debt instruments measured at FVTIS and amortised cost	(2,526)	(2,687)
Fair value gain on financial assets measured at FVTIS	(497)	(436)
Interest expense	2,111	2,122
Interest income	(85)	(100)
Net gain on fair valuation of an associate upon IPO	(148,247)	-
Gain on disposal of assets held for sale	-	(450)
Loss on disposal of property, plant and equipment	-	1
Fair value loss on derivative financial instruments	46	122
Net unrealised foreign exchange loss (gain)	1,607	(2,398)
Provision for employee benefits	175	135
Allowance for inventories	607	743
Impairment losses on financial assets - trade receivable	-	13
Operating cash flows before movements in working capital	9,260	4,867
Trade receivables	154	(2,885)
Other receivables	14	(2,572)
Inventories	(4,890)	317
Trade and bills payables	(3,122)	(3,769)
Other payables and provisions	(1,097)	(1,844)
Cash generated from (used in) operations	319	(5,886)
Income tax paid	(583)	(1)
Interest paid	(1,987)	(2,201)
Interest received	118	92
Net cash used in operating activities	(2,133)	(7,996)
INVESTING ACTIVITIES		
Additions to property, plant and equipment	(1,407)	(174)
Additions to financial assets measured at FVTIS	(3,020)	-
Repayments of debt instruments measured at FVTIS and amortised cost	178	4,531
Proceeds from disposal of assets held for sale	-	3,912
Net cash (used in) from investing activities	(4,249)	8,269
FINANCING ACTIVITIES		
Dividends paid	(2,541)	(2,557)
Increase in fixed deposits with maturities exceeding three months	(1,419)	-
Increase in pledged fixed deposits	(106)	(283)
Proceeds from trust receipts	103,632	79,507
Repayments of trust receipts	(102,285)	(71,133)
Repayments of lease liabilities	(1,908)	(1,040)
Proceeds from bank and other borrowings	10,423	3,746
Repayments of bank and other borrowings	(1,855)	(6,464)
Additions to derivative financial instruments	(77)	(158)
Net cash from financing activities	3,864	1,618
Net (decrease) increase in cash and cash equivalents	(2,518)	1,891
Cash and cash equivalents at beginning of period	9,671	8,653
Net effect of exchange rate changes in the balance of cash held in foreign currencies	(243)	(10)
Cash and cash equivalents at end of period	6,910	10,534
Cash and cash equivalents were represented by:-		
Fixed deposits with maturities less than 3 months, cash and bank balances	6,910	10,534
	6,910	10,534



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL INFORMATION

The Company (Registration No. 199306606E) is incorporated in Singapore with its principal place of business and registered office at 20 Upper Circular Road, #03-06 The Riverwalk, Singapore 058416. The Company is listed on the Singapore Exchange Securities Trading Limited.

The principal activity of the Company is that of investment holding.

The principal activities of the Group are:

1. Investments in real estate, over-50s living and other strategic investments
2. Management and marketing of beauty, fragrance and lifestyle brands and products

BASIS OF PREPARATION

The condensed interim financial statements for the six months ended 30 Jun 2025 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Council of 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 Dec 2024.

These condensed interim financial statements are presented in Singapore dollar which is the Company's functional currency.

2. MATERIAL ACCOUNTING POLICY INFORMATION / CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

MATERIAL ACCOUNTING POLICY INFORMATION

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards set out in Other Information item (5) below.

USE OF JUDGEMENTS AND ESTIMATES

In the application of the Group's accounting policies, management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 Dec 2024.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The critical judgement, apart from those involving estimates (see below), that management has made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts reported in the financial statements is when significant influence over GemLife is lost resulting in a reclassification of the investment in GemLife from associate to financial assets measured at fair value through income statement (FVTIS) (notes 4, 20-21 and item 8 on p.18) and accounting for entities under the TMK structure (accounted for as associates).

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

- Debt instruments measured at fair value through income statement and amortised cost: *Valuation of debt instruments measured at FVTIS*
- Investment property: *Fair value measurement of the Group's investment property*
- Subsidiary corporations: *Impairment of investments in subsidiary corporations*
- Associates: *Valuation of investment properties held by overseas associates*
- Financial assets measured at fair value through income statement: *Valuation of financial assets measured at FVTIS*



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

3. SEASONAL OPERATIONS

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

4. IMPACT OF GEMLIFE IPO

At the end of the period, the Group valued its investment in GemLife equity based on the initial public offering ("IPO") price of A\$4.16 per security.

Impact on consolidated income statement

Gain on fair valuation of investment in Gem Life equity **
Less: Related costs and management and employee awards
Net gain on fair valuation of investment in Gem Life equity
Deferred tax expenses **
Net gain after tax on fair valuation of investment in Gem Life equity

S\$'000		% Increase / (Decrease)
Six months ended		
30 Jun 2025	30 Jun 2024	
152,937	-	NM
(4,690)	-	NM
148,247	-	NM
(45,881)	-	NM
102,366	-	NM

** The unrealised one-off valuation gain on IPO and the corresponding deferred tax expenses shall be revised to take into consideration the Q2-FY25 share of profit from Gem Life once its results announcement is received

Impact on consolidated statement of financial position - Pursuant to the IPO, the Group's 31.7% interest in GemLife was diluted to 16.8% (including additional GemLife securities subscribed at IPO). The Group has accordingly reclassified the investment from associate (note 20) to financial assets measured at FVTIS (note 21). In view of the repayments received from GemLife in early July 2025 after their IPO, the debt instruments of S\$31.6 million (note 15) and certain other receivables (note 14) due from GemLife were reclassified from non-current assets to current assets as at 30 Jun 2025.

In its announcement dated 17 Jun 2025, the Company had indicated a proforma attributable profit of S\$109.8 million from the GemLife IPO in relation to the Group's financial position as of 31 Dec 2024 on the assumption that the IPO had been completed at 31 Dec 2024. The actual impact on the Group's income statement from the IPO of S\$102.4 million differs from the proforma for reasons including the share of profit from associate recognised upto Q1-FY25, the one-off management and employee awards and applicable exchange rates.

5. REVENUE AND GROSS PROFIT

Product sales
Management fee and other service income
Rental income

Investment income

Fair value changes on debt instruments measured at FVTIS
Dividend income from financial assets measured at FVTIS
Fair value changes on financial assets measured at FVTIS
Sub-total for investment income

Total

S\$'000		%
Six months ended		Increase / (Decrease)
30 Jun 2025	30 Jun 2024	
156,625	124,278	26
730	555	32
632	668	(5)
2,041	2,218	(8)
-	237	(100)
497	436	14
2,538	2,891	(12)
160,525	128,392	25

All streams of revenue are recognised at a point in time, except rental income and management and other service income which are recognised on a straight-line basis over the lease term/service period.

Sales and gross profit at the Lifestyle business continued to grow on the back of strong demand for its lifestyle and fragrance products in its markets.



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

6. OTHER OPERATING INCOME

Dividend income from debt instruments
Interest income from debt instruments
Gain on disposal of assets held for sale
Others
Total

S\$'000		%
Six months ended		Increase /
30 Jun 2025	30 Jun 2024	(Decrease)
264	240	10
221	229	(3)
-	450	(100)
92	169	(46)
577	1,088	(47)

- i. The gain on disposal of assets held for sale last year arose from the sale of the remaining GLNG houses in Gladstone which were all sold in 2024.

7. DISTRIBUTION COSTS

Staff costs
Advertising & promotion (including expenses for retail stores)
Transportation
Travelling expenses
Depreciation on right-of use assets / rent and rates - storage
Others
Total

S\$'000		%
Six months ended		Increase /
30 Jun 2025	30 Jun 2024	(Decrease)
(2,356)	(1,679)	40
(6,242)	(4,145)	51
(938)	(630)	49
(141)	(154)	(8)
(839)	(622)	35
(181)	(188)	(4)
(10,697)	(7,418)	44

All expense line items above were affected to varying degrees by the costs incurred in/for the Group's Nespresso business. Apart from this, other contributing factors for the increase in the above are explained below:

- Staff costs were higher due to the increased workforce for the additional retail stores compared to the previous corresponding period.
- Increased promotional activities for the Group's beauty and lifestyle businesses were undertaken during the current period.
- Storage expenses rose due to the additional facilities utilised for the increased inventories handled as a result of the higher business volumes

8. ADMINISTRATION EXPENSES

Staff costs (including executive directors)
Directors' fees
Professional fees
Depreciation on right-of use assets / rent and rates - office premises
Travelling expenses
Insurance
Allowance for doubtful debts
Others
Total

S\$'000		%
Six months ended		Increase /
30 Jun 2025	30 Jun 2024	(Decrease)
(6,501)	(5,997)	8
(234)	(303)	(23)
(1,137)	(987)	15
(366)	(373)	(2)
(170)	(158)	8
(206)	(214)	(4)
-	(13)	(100)
(864)	(1,061)	(19)
(9,478)	(9,106)	4

- Staff costs were higher due to the effect of annual salary increases as well as the additional manpower taken on in the current period.
- Directors' fees declined due to the change in independent directors compared to the prior period.
- Higher Professional fees were incurred during the current period in relation to various investment projects and matters in Australia, Singapore and India.



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

9. FOREIGN EXCHANGE GAIN

Foreign exchange translation gain for the period mainly arose from the translation of monetary assets and liabilities, denominated in foreign currencies, outstanding as at the end of the period.

10. INCOME TAX

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

Current taxation:
- Current year tax
- Under provision in prior years
Deferred tax expenses
Total

S\$'000		% Increase / (Decrease)
Six months ended		
30 Jun 2025	30 Jun 2024	
(482)	(175)	175
(88)	-	NM
(46,916)	(2,362)	NM
(47,486)	(2,537)	NM

The higher deferred tax expense is mainly due to a S\$45.9 million tax provision in relation to the unrealised valuation gain recognised on the Group's investment in GemLife at the IPO price.

11. TRANSLATION LOSS ARISING ON CONSOLIDATION

The unrealised translation loss for the period arose from the retranslation of the investments and net assets of overseas subsidiaries denominated in foreign currencies mainly on the weakening of HKD and RMB against the SGD.

12. CASH AND BANK BALANCES

Fixed deposits
Pledged fixed deposits
Cash and bank balances
Current
Less:
Fixed deposits with maturities exceeding three months
Fixed deposits that have been placed with banks against trust receipts
Cash and cash equivalents in the consolidated statement of cash flows

Group S\$'000 as at		Company S\$'000 as at	
30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
682	317	-	-
3,808	2,685	-	-
6,613	9,671	142	258
11,103	12,673	142	258
(1,657)	(317)	-	-
(2,536)	(2,685)	-	-
6,910	9,671	142	258

The decrease in cash balance was mainly due to the additional investments, mainly subscription of additional GemLife securities at its IPO, made during the period.



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

13. TRADE RECEIVABLES

Trade receivables reduced in view of net collections made during the period.

The Group assesses at each reporting date the allowance required for its receivables. The Group considers factors such as the probability of significant financial difficulties of the debtor, historical defaults or significant delay in payments and economic conditions. Significant judgement is made by management in determining the amount and timing of future cash flows, estimated based on historical loss experience for assets with similar credit risk characteristics and any relevant forward-looking adjustments, including taking into consideration the credit-worthiness, past collection history, settlement arrangements, subsequent receipts and on-going dealings with the debtor.

14. OTHER RECEIVABLES

Aggregate Other receivables increased as at 30 Jun 2025 mainly due to the reclassification of amounts receivable from GemLife. The increase also includes the subscription monies for the new shares applied for by the Group under GemLife's IPO pending their issue after 30 Jun 2025.

15. DEBT INSTRUMENTS MEASURED AT FAIR VALUE THROUGH INCOME STATEMENT AND AMORTISED COST

Of the total of S\$43.5 million as at 30 Jun 2025 (31 Dec 24: S\$41.3 million), debt instruments due by the GemLife entities amount to S\$31.6 million (31 Dec 24: S\$28.4 million) which have been repaid in full in July 2025. The increase during the period was mainly due to the interest/dividend accruals on the debt instruments during the period.

The debt instruments measured at FVTIS earn fixed interest income on the principal amount and variable returns. The management has assessed the terms of contracts and concluded that the variable returns determined at each reporting period of the project are a component of the fair value for accounting purposes. Judgement and estimates have been made about the accounting for the variable returns, which have been determined at the end of each reporting period. Changes in these estimates could affect the reported amounts of fair value changes and the fair value of debt instruments.

16. INVENTORIES

The increase in inventories was driven by higher stock levels of lifestyle products to support the increased business activity. Allowance for inventories of S\$0.6 million (1H-2024: S\$0.7 million) was made during the year.

Inventories are carried at the lower of cost and net realisable value. In determining the net realisable value of the Group's inventories, an estimation is performed based on the most reliable evidence available at the time the estimates are made. These estimates take into consideration the fluctuations of selling prices or cost, or any inventories on hand that may not be realised, directly relating to the events occurring after the end of the period to the extent that such events confirm conditions existing at the end of the period.

17. PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 Jun 2025, the Group acquired assets amounting to S\$1,407,000 (1H-2024: S\$174,000). The Group did not dispose any assets (1H-2024: S\$1,000) during the period.

Depreciation expenses were higher primarily in relation to the additional retail stores opened in Greater China and India compared to the previous corresponding period.

18. RIGHT-OF-USE ASSETS / LEASE LIABILITIES

The increase in right-of-use assets and lease liabilities arose from the opening of various retail stores in Greater China and India.



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

19. INVESTMENT PROPERTY

Movements in the Group's investment property and assets held for sale were as follows:

	S\$'000		S\$'000	
	Investment Property		Assets held for sale	
	Six months ended		Six months ended	
	30 Jun 2025	30 Jun 2024	30 Jun 2025	30 Jun 2024
Balance at beginning of period	31,158	31,158	-	4,958
Translation adjustment	-	-	-	37
Disposals	-	-	-	(3,461)
Balance at end of period	31,158	31,158	-	1,534

Assets held for sale at 30 Jun 2024 represented the houses in Gladstone, Australia which were sold in the second half of 2024.

The Group carries its investment property at fair value with changes in fair value being recognised in the profit or loss, determined annually by independent firms of professional valuer having the appropriate recognised professional qualifications and recent experience in the location and category of the properties being valued, except for the properties with significant changes in the underlying inputs which are revalued on a half-yearly basis.

The Group classified its properties using a fair value hierarchy that reflects the nature and complexity of the significant inputs used in making the measurement. As at the end of the reporting period, the fair value measurements of the Group's properties are classified within Level 3 of the fair value hierarchy. There were no transfers between different levels during the period.

There was no material change in the most significant unobservable inputs used in the fair value measurement of the office property in Singapore.

20. ASSOCIATES

The balance as at 30 Jun 2025 represents the Group's investment in the office buildings in Japan held through pooled investment structures that are accounted for as associates by the Group in view of its significant influence over the entities and includes the accumulated share of profit from investments in Japan.

The 31.7% interest in GemLife was diluted to 16.8% (including additional GemLife securities subscribed at IPO) pursuant to the IPO; the Group has accordingly reclassified its investment in GemLife from associate to financial assets measured at FVTIS (note 21) as at 30 Jun 2025. The share of profit from associates recognised in these interim financial statements included the results for GemLife up to 31 Mar 2025. In view of the non-availability of GemLife's results for Q2-FY25, the apportionment of the GemLife related gain is unable to be completed. A revised announcement shall be released with the updated split once the results are made available.



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

21. FINANCIAL ASSETS MEASURED AT FAIR VALUE THROUGH INCOME STATEMENT

This mainly represents the Group's investments in GemLife and commercial properties and hotel buildings in Japan held through pooled investment structures which are accounted for as financial assets measured at fair value through income statement. It also includes the Group's investments in certain new economy ventures. **The increase in the current period arises due to the reclassification of investment in GemLife from Associate, valued at the IPO price.**

The fair value of the major financial assets measured at FVTIS is estimated based on the Group's share of the net asset value of the investee, which approximates its fair value as at the end of the reporting period. The investee's main assets are office and hotel buildings in Japan which are leased to external parties or vacant. The fair values of these buildings have been determined annually by independent firms of professional valuers having the appropriate recognised professional qualifications and recent experience in the location and category of the properties being valued, except for the properties with significant changes in the underlying inputs which are revalued on a half-yearly basis. The fair values have been determined based on discounted cash flows. The key judgements and estimates include discount rate, rental rate and capitalisation rate.

22. TRADE AND BILLS PAYABLES

The reduction in Trade and bills payables is on account of net settlements made during the current half-year.

23. BORROWINGS

Aggregate borrowings (including trust receipts) as at 30 Jun 2025 increased compared to 31 Dec 2024 mainly due to the additional trade finance funding taken to meet purchasing and working capital needs. With the repayment of debt notes by GemLife in early July 2025, the Group has been settling some of these borrowings up to the date of this announcement.

	Group S\$'000 as at		Company S\$'000 as at	
	30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
<u>Amount repayable in one year or less, or on demand</u>				
Secured	43,429	42,049	-	-
Unsecured	9,163	940	-	439
<u>Amount repayable after one year</u>				
Secured	17,123	17,657	-	-
Unsecured	3,562	2,881	601	621

Details of any collaterals

Charges over property in Singapore; pledged bank deposits of S\$2.5 million; corporate guarantees by the Company and certain subsidiary corporations.

24. OTHER PAYABLES

Aggregate (current and non-current) Other payables as at 30 Jun 2025 increased from accruals of expenses, including performance linked pay.



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

25. INCOME TAX PAYABLE AND DEFERRED TAX ASSET / LIABILITY

The increase in aggregate (current and non-current) income tax payable and deferred tax liability was mainly due to the accrual of deferred tax on the unrealised fair valuation gain on GemLife (Note 4) and the share of profit of associates (Note 20).

The Group recognised deferred tax assets, relating to temporary differences and tax loss carry-forwards that were previously not recognised due to insufficient evidence of future taxable profits. The recognition of these deferred tax assets by certain subsidiaries is based on their improved financial performance, outlook and ability to utilise the deferred tax assets. The Group shall continue to assess the recoverability of the deferred tax assets at each reporting date and adjust this accordingly.

26. SHARE CAPITAL

Issued and fully paid:

Balance at end of period and beginning of period

Treasury shares

Balance at end of period and beginning of period

Balance at end of period and beginning of period

Group and Company			
Six months ended		Six months ended	
30 Jun 2025	30 Jun 2024	30 Jun 2025	30 Jun 2024
Number of ordinary shares		S\$'000	S\$'000
127,870,316	127,870,316	70,820	70,820
(809,200)	-	(534)	-
127,061,116	127,870,316	70,286	70,820

27. DIVIDENDS

Ordinary dividend declared (tax-exempt one-tier)

- Interim (payable on 15 Oct 2025; last year paid on 12 Sep 2024)
- Special interim (payable on 15 Oct 2025)

S\$'000	
Six months ended	
30 Jun 2025	30 Jun 2024
2,541	2,557
1,271	-
3,812	2,557

A tax-exempt (one-tier) interim dividend of S\$0.02 per share and special interim dividend of S\$0.01 per share (total S\$3,812,000) are declared to shareholders and payable on 15 Oct 2025 in respect of the year ending 31 Dec 2025.

Statements of changes in equity

On 30 Jun 2025, a final tax-exempt (one-tier) final dividend of S\$0.02 per share (total S\$2,541,000) was paid to shareholders in respect of the year ended 31 Dec 2024.

On 21 May 2024, a final tax-exempt (one-tier) final dividend of S\$0.02 per share (total S\$2,557,000) was paid to shareholders in respect of the year ended 31 Dec 2023.



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

28. FINANCIAL ASSETS AND LIABILITIES

The following table sets out the financial instruments as at the end of the reporting period:

	Group (S\$ '000) as at		Company (S\$ '000) as at	
	30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
Financial assets				
Financial assets at amortised cost	48,417	49,355	148	697
Financial assets measured at FVTIS	332,541	104,008	8,297	6,205
Derivative financial assets	43	12	-	-
Financial liabilities				
Financial liabilities at amortised cost	102,639	93,279	120,315	115,822
Lease liabilities	8,953	8,243	-	-

Fair value measurement

Fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quote prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

30 Jun 2025

Financial assets measured at FVTIS	
- Debt instruments	-
- Financial assets	222,743
Derivative financial assets	-

31 Dec 2024

Financial assets measured at FVTIS	
- Debt instruments	-
- Financial assets	-
Derivative financial assets	-

Group (S\$ '000)			
Level 1	Level 2	Level 3	Total
-	-	39,726	39,726
-	222,743	70,072	292,815
-	-	43	43
-	-	36,678	36,678
-	-	67,330	67,330
-	-	12	12

29. RELATED PARTY TRANSACTIONS

Significant transactions with related parties (ie, companies in which directors have interest) were as follows:

	S\$000		S\$000	
	Six months ended		Six months ended	
	30 Jun 2025		30 Jun 2024	
	The Company	Subsidiary corporations of the Company	The Company	Subsidiary corporations of the Company
Sales, net of returns	-	510	-	1,096
Sales to associates, net of returns	-	-	-	29
Purchases, net of returns	-	(616)	-	(1,319)
Service fees paid	-	(155)	-	(121)
Rental income	-	633	-	610
Rental expenses	-	(42)	-	(27)
Lease payments under operating lease	(9)	-	(9)	-



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30. SEGMENT INFORMATION

The Group, which operates in four geographical regions being Australia, the People's Republic of China (including Hong Kong), Singapore and others (India and Japan), has 3 main core divisional activities as follows:

- Investments ("INV") – this includes real estate, over-50s living and other strategic investments in Australia, People's Republic of China, Japan and Singapore
- Lifestyle ("LIFE") – this division comprises management and marketing of beauty, fragrance and lifestyle brands and products in India, Japan, Peoples' Republic of China (including Hong Kong and Macau), Singapore and in various export markets and related investments
- Others ("OTH") – for those other activities which do not fall into the above categories

Group's reportable segments

S\$'000

Six months ended 30 June 2025

	INV-GEMLIFE	INV-OTH	INV-TOTAL	LIFE	OTH	TOTAL
Revenue						
External revenue	2,771	1,129	3,900	156,625	-	160,525
Result						
Segment operating result	2,437	253	2,690	7,706	(1,146)	9,250
Depreciation of property, plant and equipment	-	(6)	(6)	(428)	(4)	(438)
Net gain on fair valuation of an associate upon IPO **	148,247	-	148,247	-	-	148,247
Share of profit of associates **	2,514	1,417	3,931	-	-	3,931
Segment result	153,198	1,664	154,862	7,278	(1,150)	160,990
Deferred tax expenses on fair valuation of investment of an associate upon IPO **	(45,881)	-	(45,881)	-	-	(45,881)
Segment result after deducting deferred tax expenses on one-off valuation gain	107,317	1,664	108,981	7,278	(1,150)	115,109
Unallocated corporate expenses						(2,093)
Finance income						85
Finance costs						(2,111)
Foreign exchange gain						648
Profit before income tax (including net gain after tax on one-off valuation gain)						111,638
Income tax expenses (excluding deferred tax expenses on one-off valuation gain)						(1,605)
Profit for the period						110,033

Other information						
Capital expenditure:						
Property, plant and equipment	-	-	-	1,407	-	1,407
Right-of-use assets	-	-	-	3,289	-	3,289
Depreciation of property, plant and equipment and right-of-use assets	-	6	6	2,471	4	2,481
Assets						
Segment assets	222,743	204,535	427,278	90,777	4,160	522,215
Deferred tax assets						509
Total assets						522,724
Liabilities						
Segment liabilities	-	33,560	33,560	83,409	5,343	122,312
Income tax payable						3,117
Deferred tax liability	58,102	16,285	74,387	-	-	74,387
Total liabilities						199,816

** The unrealised one-off valuation gain on IPO and the corresponding deferred tax expenses shall be revised to take into consideration the Q2-FY25 share of profit from GemLife once its results announcement is received



NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30. SEGMENT INFORMATION (CONTINUED)

S\$'000

Six months ended 30 June 2024

	INV	LIFE	OTH	TOTAL
Revenue				
External revenue	4,114	124,278	-	128,392
Result				
Segment operating result	3,313	6,913	(1,261)	8,965
Depreciation of property, plant and equipment	(8)	(356)	-	(364)
Share of profit of associates	8,495	-	-	8,495
Segment result	11,800	6,557	(1,261)	17,096
Unallocated corporate expenses				(2,031)
Finance income				100
Finance costs				(2,122)
Foreign exchange gain				1,957
Profit before income tax				15,000
Income tax				(2,537)
Profit for the period				12,463

Other information				
Capital expenditure:				
Property, plant and equipment	-	172	2	174
Right-of-use assets	-	723	-	723
Depreciation of property, plant and equipment and right-of-use assets	5	1,526	3	1,534

Assets				
Segment assets	252,418	74,069	2,378	328,865
Deferred tax asset				541
Total assets				329,406
Liabilities				
Segment liabilities	25,225	72,742	4,778	102,745
Income tax payable				1,125
Deferred tax liability				25,662
Total liabilities				129,532

Geographical information

S\$'000

Geographical segments:	Revenue	
	Six months ended	
	30 Jun 2025	30 Jun 2024
South Asia	86,095	66,434
People's Republic of China (including Hong Kong and Macau)	38,216	31,249
North America	25,445	19,513
Australia	2,839	2,902
Japan	566	695
Others	7,364	7,599
	160,525	128,392

The basis of geographic information disclosed above is the location of customers and source of income from these regions.



OTHER INFORMATION

(1) Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

During the six months ended 30 Jun 2025, no shares (year ended 31 Dec 2024: 809,200 shares purchased by way of market acquisition and held as treasury shares) were purchased. The total number of treasury shares as at 30 Jun 2025 was 809,200 (31 Dec 2024: 809,200; 30 Jun 2024: Nil) shares.

The Company did not have any outstanding convertibles as at 30 Jun 2025 and 31 Dec 2024.

The Company does not have any share option scheme currently in effect.

To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

The total number of issued shares excluding treasury shares was 127,061,116 as at 30 Jun 2025 and 31 Dec 2024 (30 Jun 2024: 127,870,316).

A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable.

A statement showing all sales, transfers, disposal, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

Not applicable.

(2) Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.

These condensed interim financial statements have not been audited or reviewed.

(3) Where the figures have been audited or reviewed, the auditors' report (including any modifications or emphasis of a matter).

Not applicable.

(4) Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

Except as disclosed in item (5) below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as those of the audited financial statements for the year ended 31 Dec 2024.



OTHER INFORMATION

(5) If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

On 1 Jan 2025, the Group has adopted all the SFRS(I) pronouncements that are effective from that date and are relevant to its operations.

The following SFRS(I) pronouncements were issued but not effective and that may be relevant to the Group and the Company in the periods of their initial application.

SFRS(I) 18 : *Presentation and Disclosure in Financial Statements*

(6) Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

	Six months ended 30 Jun 2025	Six months ended 30 Jun 2024
(i) Based on the weighted average number of ordinary shares on issue	86.04 cents	8.45 cents
(ii) On a fully diluted basis	86.04 cents	8.45 cents

Basic earnings per share and diluted earnings per share are computed on the profit for the period after taxation and deduction of non-controlling interests divided by 127,061,116 and 127,870,316 being the weighted average number of shares in issue during the six months ended 30 Jun 2025 and 30 Jun 2024 respectively.

(7) Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current financial period reported on; and (b) immediately preceding financial year.

	As at 30 Jun 2025	As at 31 Dec 2024
Group (\$\$)	2.12	1.28
Company (\$\$)	0.81	0.77



OTHER INFORMATION

(8) A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Review – Half year ended 30 Jun 2025

GemLife Communities Group successfully launched its IPO on the Australian Securities Exchange (ASX) on 3 Jul 2025, raising A\$750 million and achieving a market capitalisation of approximately A\$1.58 billion, making it the largest IPO in Australia so far this year. The company securities listed at A\$4.16 and closed with a gain of around 4.1%. GemLife's average closing price for the last 5 days to 12 Aug 2025 was A\$4.42 per security.

Pursuant to the IPO, the Group's stake in GemLife was consequently diluted to 16.8% (including additional shares acquired; from 31.7% previously) following the issue of 180.3 million new shares. This is below the threshold of 20% generally required under financial reporting standards for an entity to be classified as an associate. Although the Group has one Board seat in the GemLife board, the Group no longer has significant influence over GemLife as a listed company. The Group lost significant influence over GemLife, following binding commitments under an Implementation Deed with all existing shareholders of GemLife, board restructuring, full allocation of the IPO shares, and regulatory milestones that made withdrawal impossible. Based on the Group's assessment of the loss of significant influence, the investment in GemLife has accordingly been reclassified from 'associate' to 'financial assets measured at fair value through income statement' in these interim financial statements and will be revalued at the market price at each reporting date. The Group also recognised a one-off unrealised valuation gain of S\$102.4 million net of related costs, one-off management and employee awards as well as tax based on the IPO price of A\$4.16 per security on its stake in GemLife.

GemLife would continue to be accounted as an associate upto the date at which the Group reclassified the asset to 'investment at fair value through income statement' and the share of profit from associate recognised accordingly for this period. However, in view of the non-availability of GemLife's share of profit for the quarter ended 30 Jun 2025 as of the date of this announcement, the apportionment of the GemLife related gain is unable to be completed. A revised announcement shall be released in about early September with the updated split once GemLife's results announcement is received. This has no financial impact on the NAV or results for 1H-2025.

Revenue & Profitability

The Group's consolidated turnover grew by 25% to S\$160.5 million for the 6 months ended 30 Jun 2025, compared to S\$128.4 million achieved in the previous corresponding period. Including the unrealised valuation gain on the GemLife investment, profit attributable to shareholders was a record S\$109.3 million as compared to S\$10.8 million in the previous corresponding period. The prior year period had also included a valuation uplift on the Umeda Pacific Building that was not repeated this year as well as share of associate profit of S\$5.5 million from GemLife.

In 1H-2025, Osaka's office market showed strong performance with rising rents and tightening vacancy rates, especially in Grade A properties, reflecting high tenant demand. Despite a dip in overall investment volume, Grade A cap rates narrowed, indicating sustained investor confidence. The 2024 supply peak was well absorbed, with new developments in Yodoyabashi-Honmachi meeting demand for premium office space. There was no change in the value of the Group's invested properties as at 30 Jun 2025.

Revenue at the overall Investments business was broadly flat at S\$3.9 million as against S\$4.1 million previously, despite the absence of income on certain GemLife debt notes that were sold down earlier this year.

The Lifestyle business saw sales rise by 26% to S\$156.6 million in the first half from S\$124.3 million in the previous corresponding period. Strong demand continued for the fragrance and lifestyle products such as drones, gimbals, digital action cameras and their accessories. South Asia is seeing an expanding range of commercial applications for drones across sectors such as agriculture, construction, environmental monitoring, cartography and enterprise operations. Their use is also gaining traction in media, broadcasting and content creation. The Group currently manages 65 retail stores or counters across its portfolio of brands in Greater China (including Mainland China, Hong Kong and Macau) and India. This includes 27 stores of L'Oreal-owned skin care brand Yuesai that were taken over in May. The Group inaugurated India's first Nespresso boutique at Select Citywalk in New Delhi earlier this year, marking a significant step in the brand's entry into this market. Plans for expanding its retail footprint across the country are underway. Group Segmental results for the



business came in at S\$7.3 million, an increase of 11% from S\$6.6 million achieved previously. The core Lifestyle business without considering Nespresso and some new initiatives saw segmental profits for 1H-FY25 about 26% ahead of the previous corresponding period.

Strong growth at the Lifestyle business resulted in consolidated gross profit rising by 19% to S\$26.8 million in the current period from S\$22.5 million in the previous corresponding period. Consolidated gross margin dipped to 16.7% from 17.5% in the previous corresponding period.

The Group reported an operating profit of S\$7.2 million for the current period, consistent with the S\$6.9 million recorded in the same period last year. This result reflects higher operating expenses associated with expanded retail operations, including Nespresso, and the absence of a one-time gain of S\$0.5 million from the sale of the Gladstone houses that was recognised in the previous period.

Foreign exchange gain of S\$0.6 million arose mainly from the translation of monetary assets and liabilities denominated in foreign currencies outstanding at the end of the period.

Share of profits from associates (which includes GemLife (for Q1-FY25 only) and the Japanese investments) was S\$3.9 million for the current period as against S\$8.5 million in the previous corresponding period which had included a contribution of S\$5.5 million from GemLife. As noted above, the share of profit from GemLife for Q2-FY25 is not available as of the date of this announcement.

Income tax charge of S\$47.5 million included a S\$45.9 million tax provision in relation to the unrealised valuation gain recognised on the Group's investment in GemLife at the IPO price.

Expenses

Distribution expenses increased by 44% to S\$10.7 million from S\$7.4 million previously mainly as a result of the higher marketing, rentals and staff expenses in relation to the fragrance business as well as the various retail stores, including the Nespresso boutique.

Administration expenses also rose 4% to S\$9.5 million from S\$9.1 million previously in view of higher staff costs due to the effect of annual salary increases and additional manpower taken on in the current period as well as professional fees incurred in relation to various investment projects and matters in Australia, Singapore and India.

Statement of Financial Position and Cash Flow

Despite the strong growth in revenue for the Lifestyle products, Inventories increased marginally to S\$27.3 million as at 30 Jun 2025 from S\$25.0 million as at 31 Dec 2024. The inventory turnover period reduced to 35 days from 39 days for the previous year.

Trade receivables declined to S\$24.3 million as at 30 Jun 2025 from S\$26.1 million as at 31 Dec 2024. The trade receivables turnover for the period remained at 28 days, the same as the previous year. Aggregate Other receivables increased to S\$18.1 million (S\$15.7 million in current assets and S\$2.4 million in non-current assets) as at 30 Jun 2025 from S\$15.0 million as at 31 Dec 2024 mainly due to the reclassification of amounts receivable from and advances to GemLife. The Group also subscribed for an additional 600,962 shares under GemLife's IPO for a value of S\$2.1 million which was carried as Other Receivables as at 30 Jun 2025 pending the issue of the shares.

As of 30 Jun 2025, aggregate debt instruments at fair value through income statement/amortised cost rose to S\$43.5 million (S\$32.9 million in current assets and S\$10.6 million in non-current assets) from S\$41.3 million at end-2024, mainly due to interest accruals despite the partial sell-down of GemLife debt notes earlier in the year. All GemLife debt notes were reclassified to current assets in view of settlement following its IPO and were fully repaid with interest in early July 2025.

With the reclassification of the Group's interest in GemLife from Associates to Financial assets measured at fair value through income statement, Associates declined to S\$64.4 million as at 30 Jun 2025 from S\$129.7 million as at 31 Dec 2024. Consequently, Financial assets measured at fair value through income statement increased to S\$290.7 million as at 30 Jun 2025 from S\$67.9 million as at 31 Dec 2024 reflecting GemLife's IPO valuation as well as an additional investment made during the period. The associated tax provision on the GemLife gain of S\$45.9 million is carried under Deferred Tax Liability.

Aggregate borrowings increased to S\$73.3 million as at 30 Jun 2025 from S\$63.5 million as at 31 Dec 2024 mainly due to the additional funding taken to meet purchasing and working capital needs.



Cash and bank balances reduced to S\$11.1 million as at 30 Jun 2025 from S\$12.7 million as at 31 Dec 2024 mainly due to the additional investments made during the period.

The net cash outflow from operating activities in the current period reduced to S\$2.1 million from S\$8.0 million recorded in the previous corresponding period.

In early July, GemLife repaid all the Group's debt notes and other dues amounting to about S\$35 million, significantly enhancing the Group's cash and bank balances. The Group shall utilise the proceeds for the settlement of borrowings and other payables, share buybacks, working capital for the Lifestyle business and hold the balance for deployment in new opportunities.

Net Asset Value

With the value accretion from the GemLife investment, the Group's Net Asset Value per share (excluding treasury shares) increased to S\$2.12 per share as at 30 Jun 2025 from S\$1.28 per share as at 31 Dec 2024.

Performance Summary

Investments

Including the valuation gain on the GemLife investment, the collective Investments business delivered a segmental profit before tax of S\$154.9 million in the current period as compared to S\$11.8 million in the previous corresponding period.

Australia

As part of its IPO, GemLife agreed to acquire the Aliria Portfolio (owned by entities ultimately controlled by GemLife's CEO, Adrian Puljich) for A\$270.3 million, adding up to 12 projects and 3,325 sites. The initial acquisition of 8 projects was completed on 15 Jul 2025, boosting its portfolio to 32 communities and 9,836 sites. (Source: GemLife Communities Group prospectus)

The Investment Division reaffirmed its commitment to GemLife by acquiring an additional 600,962 securities through the IPO priority offer.

The Parkridge Noosa project has been very successful with only one dwelling remaining, currently leased.

Japan

Japan's regional office markets maintained positive momentum in 1H-2025, driven by strong corporate performance and demand for upgraded workspaces amid labour shortages. Vacancy rates fell to 3.8%, while investment-grade office rents rose 5.5% to JPY24,000 per tsubo. New high-grade additions saw top rents reach JPY43,000, supporting gradual rent increases in areas where the Group's properties are located.

Lifestyle

The division continued its strong sales growth in the latest six months, achieving growth of 26% to S\$156.6 million from S\$124.3 million in the previous corresponding period. Segment profit improved to S\$7.3 million, recording a growth of 11% over the S\$6.6 million achieved in the previous corresponding period. However, performance was affected by the newly opened retail stores including Nespresso which added to costs but have yet to attain profitability.

The Beauty Tech Group has made progress since the last update, including continued discussions around a potential IPO. Although the process is ongoing, the business continues to deliver strong performance. Further updates shall be made as appropriate.

The Group has made strategic investments to strengthen its drone operations in South Asia, reflecting a long-term commitment to regional growth and technological capability. Central to this effort is the continued expansion of Bharat Skytech, our B2B subsidiary focused on manufacturing and supplying drone components to domestic producers. This initiative supports India's "Make in India" policy and reinforces our role in fostering local industry. Encouraged by the increasing adoption of drone technology in markets such as India, Sri Lanka and Bangladesh, the Group is exploring opportunities for manufacturing enterprise-grade and other drones in India. This potential partnership would enable us to address the rising long-term demand for drones across commercial and industrial sectors. While regional conditions remain dynamic, these trends present measured opportunities for future expansion.



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

Not applicable.

(10) 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.

- **Australia (Manufactured Housing Estates):** Regulatory reforms and government support are strengthening the sector's foundation, improving affordability and quality of life for over-50s. Capital partnerships and consolidation are expected to drive growth. GemLife is well-positioned to benefit, with its IPO proceeds and Aliria acquisition expanding its portfolio to 32 communities and 9,836 sites.
- **Japan (Office Market):** Regional office markets remain strong, with vacancy rates down to 3.8% and investment-grade rents up 5.5%. Osaka's fundamentals are solid, with moderate new supply and strong demand for premium offices. The 2025 World Expo is expected to further boost demand.
- **China Economic Outlook:** GDP grew 5.3% YoY in H1-2025, driven by exports and recovering consumption. However, household spending remains cautious. Growth is expected to slow to ~4.5% in H2 due to domestic and external pressures, despite policy support. (Source: <https://www.thinkchina.sg/economy/cracks-beneath-chinas-gdp>)
- **India Economic Outlook:** India became the world's 4th largest economy in 2025 and is projected to reach 3rd by 2028. With strong fundamentals and reform momentum, it targets a 9% annual GDP growth rate through 2047.
- **Global:** The global economy is projected to grow at its slowest pace in over a decade (~2.3–2.9%) in 2025, amid trade tensions, inflation, and fiscal challenges.

Barring any unforeseen impact from changes by the U.S. administration that could affect the Group's principal markets, the Group remains cautiously optimistic of its prospects.

(11) Dividend

(a) Whether an interim (final) ordinary dividend has been declared (recommended)

Yes, an interim dividend of S\$0.02 per share and a special interim dividend of S\$0.01 per share have been declared.

(b) (i) Amount per share

S\$0.03 per share in total

(ii) Previous corresponding period

S\$0.02 per share (paid on 12 Sep 2024)

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated)

Tax exempt

(d) The date the dividend is payable

15 October 2025

(e) The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined

30 September 2025

(12) If no dividend has been declared (recommended), a statement to that effect and the reason(s) for the decision

Not applicable



(13) 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.

Name of interested person	Nature of relationship	Aggregate value of all interested person transactions during the six months ended 30 Jun 2025 (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual (excluding transactions less than S\$100,000)
<u>My Futureworld Sdn Bhd</u>	Associate of controlling shareholder	S\$'000	S\$'000
Purchases, net of returns		Nil	234

(14) Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

See Note 30 – Segment Information (page 14-15) to the Condensed Interim Consolidated Financial Statements

(15) In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

See item (8) on review of performance

Negative confirmation pursuant to Rule 705(5)

The Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial statements for the six months ended 30 Jun 2025 to be false or misleading in any material aspect.

Confirmation pursuant to Rule 720(1)

It is confirmed that the Company has procured undertakings from all its Directors and executive officers.

ON BEHALF OF THE BOARD
Lim Swe Guan @ Lim Swee Guan
Independent Non-Executive Chairman

Inderbethal Singh Thakral
Chief Executive Officer and Executive Director
13 August 2025

BY ORDER OF THE BOARD
Pan Mi Keay
Company Secretary
13 August 2025