



## For Immediate Release

### **APAC Realty Achieves Threefold Increase In 1H2025 Profit After Tax Of S\$11.1 Million; Recommends Dividend Of 2.70 Singapore Cents Per Share**

- Improved performance on the back of 28.8% revenue growth, primarily driven by robust activity in new private residential segment.
- Proposes interim dividend of 2.70 Singapore cents per share, three times higher than 1H2024's payout and representing a 78.1% payout ratio.
- Maintains healthy cash balance at S\$47.6 million as of 30 June 2025.

	Financial Highlights (S\$ m)		
	1H2025	1H2024	Change (%)
Revenue	341.5	265.2	28.8
Profit after tax	11.1	3.7	202.3
Profit after tax and non-controlling interests	11.3	4.1	176.4

**SINGAPORE, 8 August 2025 – APAC Realty Limited** ("APAC Realty", the "Company" or together with its subsidiaries, the "Group"), a trusted brand powering Singapore's market-leading ERA real estate brokerage, today announced revenue of S\$341.5 million and profit after tax of S\$11.1 million for the six months ended 30 June 2025 ("1H2025"). This represents a threefold year-on-year ("y-o-y") increase in profitability, driven primarily by robust activity in the new private residential segment during the period.

Revenue from new home sales more than doubled to S\$131.2 million, compared to S\$57.9 million a year ago ("1H2024"). This was driven by a marked increase in transaction volumes, as developers sold 5,566 private residential units (including ECs) compared to 2,484 units in the same period last year. Resale and rental revenue also held steady, rising to S\$206.7 million from S\$203.6 million in the previous year.

As a result, the Group's gross profit rose 46.2% y-o-y to S\$35.8 million, benefiting from the significant rise in brokerage income associated with increased new home sales activities.

**Mr Marcus Chu, CEO of APAC Realty Limited** said: "Our healthy performance was primarily driven by a strong rebound in the new home sales segment since 4Q2024, complemented by steady resale and rental transactions during 1H2025. In the first six months of this year alone, there were 4,587 new private homes sold – surpassing the 1,889 units sold by developers across the same period in 2024 by a staggering 143%. Recent projects such as LyndenWoods saw stellar debuts with an exceptional 94.5% take up rate at launch, despite the latest Seller's Stamp Duty measures. We see these as a reflection of continued appetite amongst genuine Singaporean homebuyers, and a signal of positive momentum for upcoming launches."

APAC Realty maintained a robust financial position, ending the period with a healthy cash balance of S\$47.6 million as at 30 June 2025. The Group generated positive operating cash flows of S\$15.6 million during the period, significantly improved from 1H2024's net cash outflow of S\$0.3 million.



The Board of Directors has recommended an interim dividend of 2.70 Singapore cents per share, three times higher than the interim dividend of 0.9 Singapore cents paid in 1H2024. This represents a payout ratio of 78.1% and reflecting the Group's ongoing commitment to shareholder returns.

### **Strong Supply Pipeline Continues To Buoy Singapore's Home Market**

Aside from the robust activity in Singapore's private residential market in 1H2025, private residential resale transactions also rose 7.5% with 7,802 units sold, while HDB resale transactions declined by 5.0% to 13,692 units.

This uptick in Singapore's private home market momentum is expected to sustain well into the second half of 2025 and into 2026, particularly as the government is expected to sustain a high level of private housing supply. The authorities have reiterated their commitment to closely monitor economic and property market conditions to meet Singaporeans' needs, with more supply expected to come online through the Government Land Sales ("GLS") programme.

According to the Urban Redevelopment Authority<sup>1</sup>, approximately 3,000 private residential units (including ECs) were already completed in 1H2025. The 2025 Confirmed List will add nearly 10,000 units, 50% above the average annual GLS supply from 2021 to 2023. Looking ahead, about 57,000 units are coming on stream over the next few years to cater to local housing needs.

Recent adjustments to the Seller's Stamp Duty ("SSD") framework are also expected to reduce speculative activity, even though the market impact is anticipated to be limited as most market participants are expected to be genuine owner-occupiers or long-term investors.

**Mr Marcus Chu, CEO of APAC Realty Limited**, further added, "Given the robust upcoming pipeline of quality residential projects, we expect to maintain this positive trajectory well into 2025 and beyond. Our strategic focus continues to centre on empowering our agents to effectively capture market opportunities and deliver long-term value to clients and shareholders. With more than four decades of experience, our differentiation is a brand that is trusted across generations. We will continue to drive industry standards professionally by trust, service, and technological excellence."

### **Leveraging Key Pillars of Growth: People, Projects and Platforms**

In 2024, APAC Realty introduced its refreshed three-year roadmap for 2024 – 2026 focused on three pillars: People, Projects and Platforms, underscoring its commitment to trust, innovation, and excellence. This roadmap positions the Group for sustained market leadership by empowering its people, driving project excellence, and leveraging cutting-edge digital platforms.

#### **• People**

Regionally, APAC Realty continued to strategically expand its footprint with a strengthened presence in Indonesia by acquiring a 51% equity stake in both ERA Fajar and ERA Sky in June 2025. Meanwhile, both ERA Indonesia and ERA Vietnam reported improved revenue and financial performance in 1H2025. APAC Realty will continue to closely monitor their progress while pursuing further expansion opportunities in these markets where appropriate.

APAC Realty maintained its relentless pursuit of comprehensive training and professional development, empowering its agents with essential digital marketing skills and leadership capabilities. In 1H2025, the Group

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<sup>1</sup> URA, (25 July, 2025): [Release of 2nd Quarter 2025 real estate statistics](#)



conducted 83 training sessions for 6,497 agents totalling 420 training hours – an average of 13 sessions per month. This has ensured a skilled, motivated and future ready salesforce.

ERA also enhanced its support for agents and employees by partnering with NTUC-affiliated SISEU, granting collective agreement rights and providing benefits such as professional learning opportunities, discounted healthcare services, family-related perks, and subsidised professional development in leadership and digital marketing.

Additionally, ERA Singapore showcased its commitment to its local communities by partnering with SDeaf to raise over S\$260,000 at its walkathon on 25 May 2025, driving continued support for mental health, accessibility, and education within the Deaf community.

- **Projects**

In 1H2025, ERA Singapore was appointed as the marketing agency across 11 new home projects with a total of 5,426 units. These included landmark projects like Arina East Residences, Aurea, Aurelle Of Tampines, Bagnall Haus, Bloomsbury Residences, ELTA, Lentor Central Residences, One Marina Gardens, Parktown Residence, The Orie and 21 Anderson.

In July and first week of August 2025, a total of 8 projects with 3,640 units have already been launched. Another 6 projects with 3,374 units are expected to be launched for the rest of the year across the Core Central Region, Rest of Central Region and Outside Central Region. Supported by another 20,435 unsold private residential units (including ECs) as at 30 June 2025, the Group anticipates homebuying activity to remain healthy in 2H2025 and 2026.

- **Platforms**

Continuous advancements in the Group's proprietary SALES+ digital ecosystem are central to the company's growth strategy. Recent enhancements include Trend Analysis 2.0 and Market Trend 2.0 which provides insightful reports; Presentify which enables ERA trusted advisors to create polished and data-rich presentations; and new scenario-based property calculators.

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### ***About APAC Realty Limited***

APAC Realty is a leading real estate services provider, holding the exclusive ERA regional master franchise rights for 17 countries and territories in Asia Pacific. Through its ERA franchisee network, the Group has one of the largest brand footprints in Asia with more than 21,600 trusted advisors across 573 offices in 13 countries and territories as at 30 June 2025. ERA Singapore is the largest ERA Member Broker globally by transaction value.

The Group has a market-leading position in the Singapore real estate brokerage business through its wholly-owned subsidiary ERA Realty Network Pte Ltd ("ERA Realty"). Founded in 1982, ERA Realty is one of Singapore's largest real estate agencies with 8,882 trusted advisors as at 30 June 2025, providing property brokerage services for primary and secondary home sales, as well as the rental of residential, commercial and industrial properties. ERA Realty was the first real estate agency to be listed on the Singapore Exchange, with a strong heritage as a trusted brand across generations – known for its integrity, transparency, and ethical practices in real estate transactions. Through its Capital Markets & Investment Sales business unit, the Group delivers corporate real estate services for sizeable assets to high-net-worth individuals, family offices, developers, institutional investors, and real estate investment trusts.

As an industry pioneer, ERA Realty has constantly been at the forefront of technological innovations with an emphasis of enhancing salesperson productivity and service excellence for the past 4 decades. Today, ERA Realty continues to set the standard by introducing revolutionary initiatives and innovative technology by leveraging cutting-edge digital tools to ensure a superior client experience. The Group empowers its trusted advisors with the latest proptech, training, and proprietary super apps such as SALES+ and RealtyWatch, allowing each to extend best-in-class advice and service to customers.

APAC Realty's wholly-owned subsidiary Realty International Associates Pte Ltd ("RIA") operates training programmes and courses for real estate trusted advisors in preparation for professional certification exams and as part of continuing professional development regulations. RIA also undertakes valuation work on behalf of clients such as financial institutions, government agencies and property owners.

APAC Realty is listed on the Mainboard of the Singapore Exchange Limited since 2017. For more information, please visit [www.apacrealty.com.sg](http://www.apacrealty.com.sg).

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### **For analyst and media enquiries, please contact:**

Yiting Foo  
Eleven  
9790 7329, [ytfoo@eleven.com.sg](mailto:ytfoo@eleven.com.sg)