PROPNEX LIMITED

FINANCIAL RESULTS AND BUSINESS UPDATES
FOR SIX MONTHS ENDED 30 JUNE 2026

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01 Financial Highlights

Income Statement

(in $'000)	1H2026	1H2025	+/- (%)
Revenue	603,016	598,945	0.7
Cost of services rendered	(539,148)	(532,771)	1.2
Gross profit	**63,868**	**66,174**	**(3.5)**
Gross profit margin	***10.6%***	***11.0%***	***(0.4)***
Finance income	1,497	2,480	(39.6)
Other income	7,100	6,308	12.6
Staff costs	(11,190)	(11,050)	1.3
Depreciation and amortisation	(1,277)	(1,277)	–
Finance costs	(49)	(35)	40.0
Other expenses	(7,703)	(7,725)	(0.3)
Impairment loss on trade and other receivables	(55)	(82)	(32.9)
Profit before tax	**52,191**	**54,793**	**(4.7)**
Tax expense	(8,699)	(9,298)	(6.4)
Profit for the period	**43,492**	**45,495**	**(4.4)**
Net profit margin	***7.2%***	***7.6%***	***(0.4)***
Profit attributable to owners	**40,943**	**42,256**	**(3.1)**
Earnings per share (cents)	**5.53**	**5.71**	**(3.1)**

(in $'M)	1H2026	1H2025	+/- (%)
Project Marketing	238.4	258.5	(7.8)
Private Resale	125.4	125.7	(0.2)
HDB Resale	78.4	73.1	7.3
Rental	95.3	87.4	9.0
Landed Resale	42.1	33.5	25.4
Commercial & Industrial	18.3	16.8	8.9

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Balance Sheet

(in $'000)	30 June 2026	31 Dec 2025	+/-
Non-current assets	7,391	6,042	1,349
Current assets	365,500	327,392	38,108
• Trade and other receivables	204,315	163,408	40,907
• Cash and cash equivalents	130,201	149,081	(18,880)
• Other investments	30,984	14,903	16,081
Total assets	**372,891**	**333,434**	**39,457**
Non-current liabilities	1,874	2,887	(1,013)
Current liabilities	243,505	211,855	31,650
• Trade and other payables	222,333	191,721	30,612
• Current tax liabilities	16,204	15,059	1,145
• Others	4,968	5,075	(107)
Total liabilities	245,379	214,742	30,637
Total equity	127,512	118,692	8,820
Total equity and liabilities	**372,891**	**333,434**	**39,457**

Key Financial Ratios 500	30 Jun 2026	31 Dec 2025
Net asset value per share (cents)	16.73	15.69
Market capitalisation ($'M)	1,376.4	1,391.2

Strong cash balances
(incl. long-term deposits) @ 30 Jun 2026
= $133 million

Market capitalisation @ 3 Aug 2026
= $1.35 billion

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Cash Flows Summary

(in $'000)	1H2026	1H2025
Operating activities	33,192	45,290
Investing activities	(16,281)	22,855
Financing activities	(35,791)	(43,192)
Net (decrease)/increase in cash	**(18,880)**	**24,953**
Cash at beginning of period	149,081	111,838
Cash at end of period	**130,201**	**136,791**

Analysis of cash and cash equivalents

Cash at banks (including brokerage account)	33,401	28,891
Fixed deposits	99,300	107,900
Cash and bank balances	**132,701**	**136,791**
Less: Long-term deposits	(2,500)	–
Cash and cash equivalents	**130,201**	**136,791**

Major Cash Flows Items ($'000)	1H2026	1H2025
Cash from operations	33,192	45,290
Add/(Less):		
Interest received	1,858	1,855
Dividends paid to Shareholders	(33,300)	(40,700)
Dividends paid to NCI	(1,409)	(1,409)
(Increase)/decrease in long-term deposits	(2,500)	9,000
(Increase)/decrease in other investments	(15,513)	12,287
Payment of lease liabilities (rental)	(1,033)	(1,048)
Others	(175)	(322)
Net (decrease)/increase in cash	**(18,880)**	**24,953**

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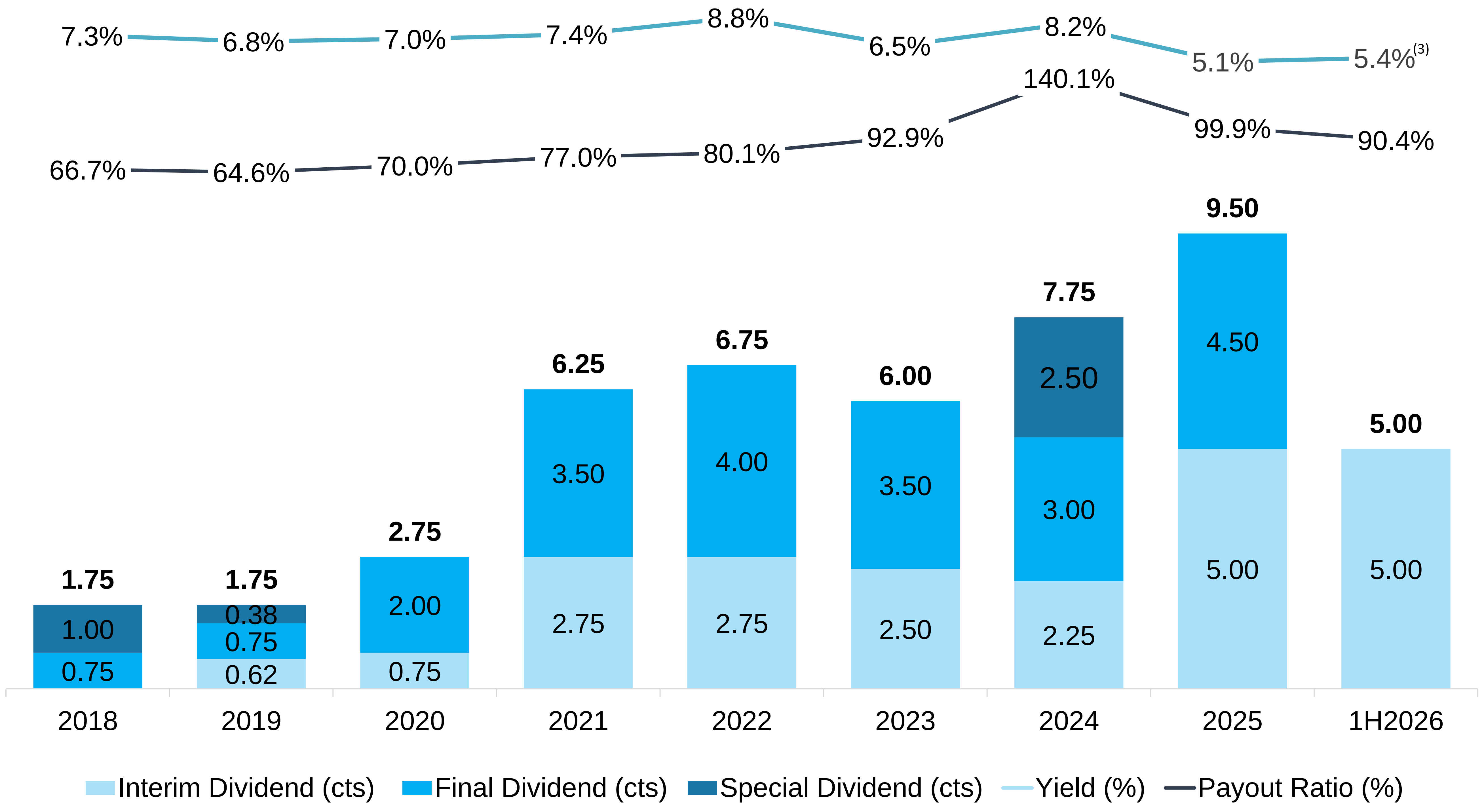
Dividend History



Dividend policy: **75% to 80%** of profit attributable to owners of the Company

Dividend payout has **exceeded** policy rate since FY2022

Interim dividend of **5.00** cents per share in 1H2026

Notes:
(1) Dividends in 2018 to 2022 have been adjusted for 1-for-1 bonus issue completed on 5 May 2023.
(2) Yield is based on closing share price on 31 December of each respective financial year.
(3) Annualised yield is based on closing share price on 30 June 2026.

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02 Business Overview

PropNex Differentiators

Asset Light Cash Generator

Diversified Revenue Segments with Leading Market Shares

Strong Management & Positive Workplace Culture

Largest Local Sales Force and Still Growing

Leading Edge in Training & Technology

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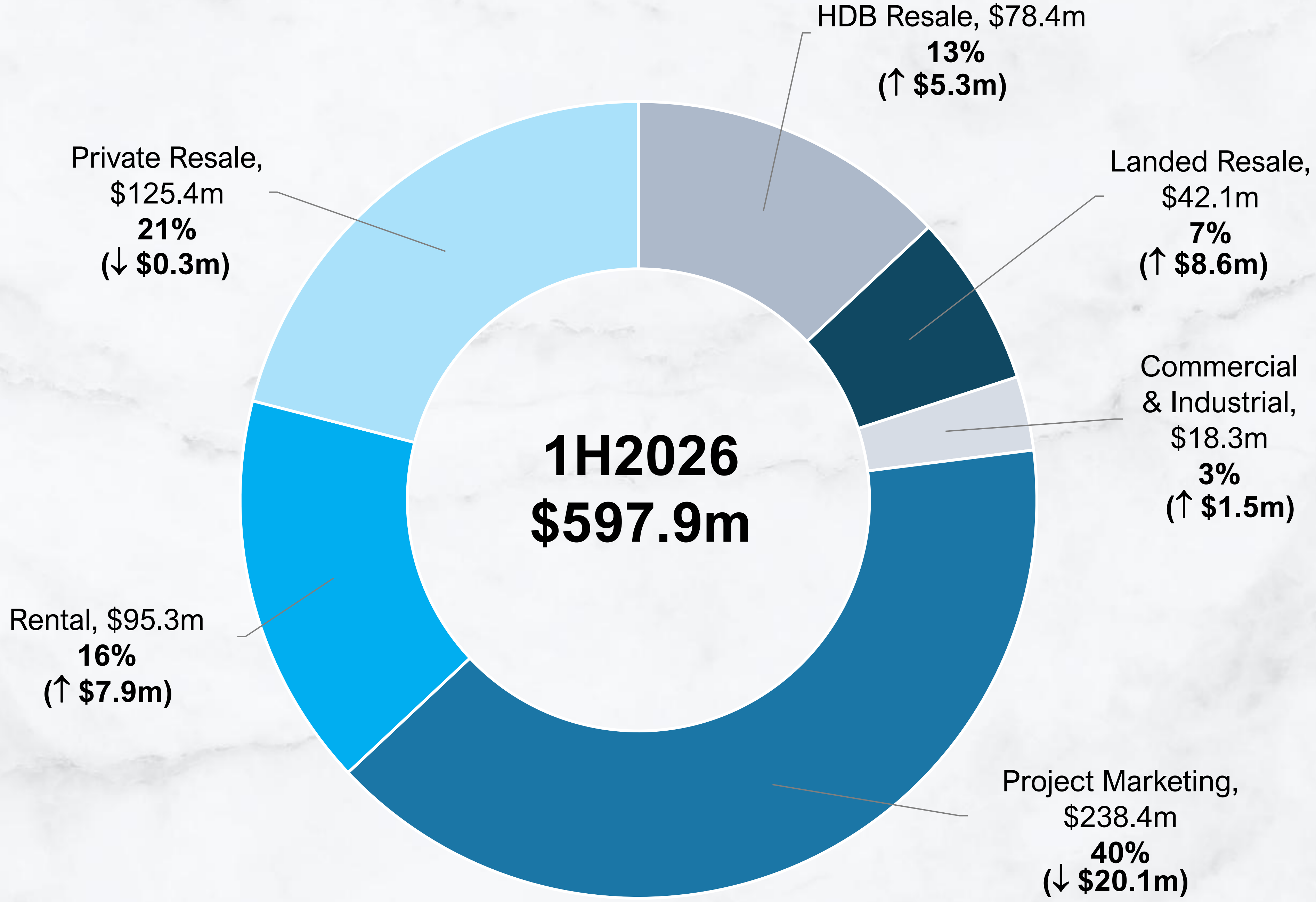
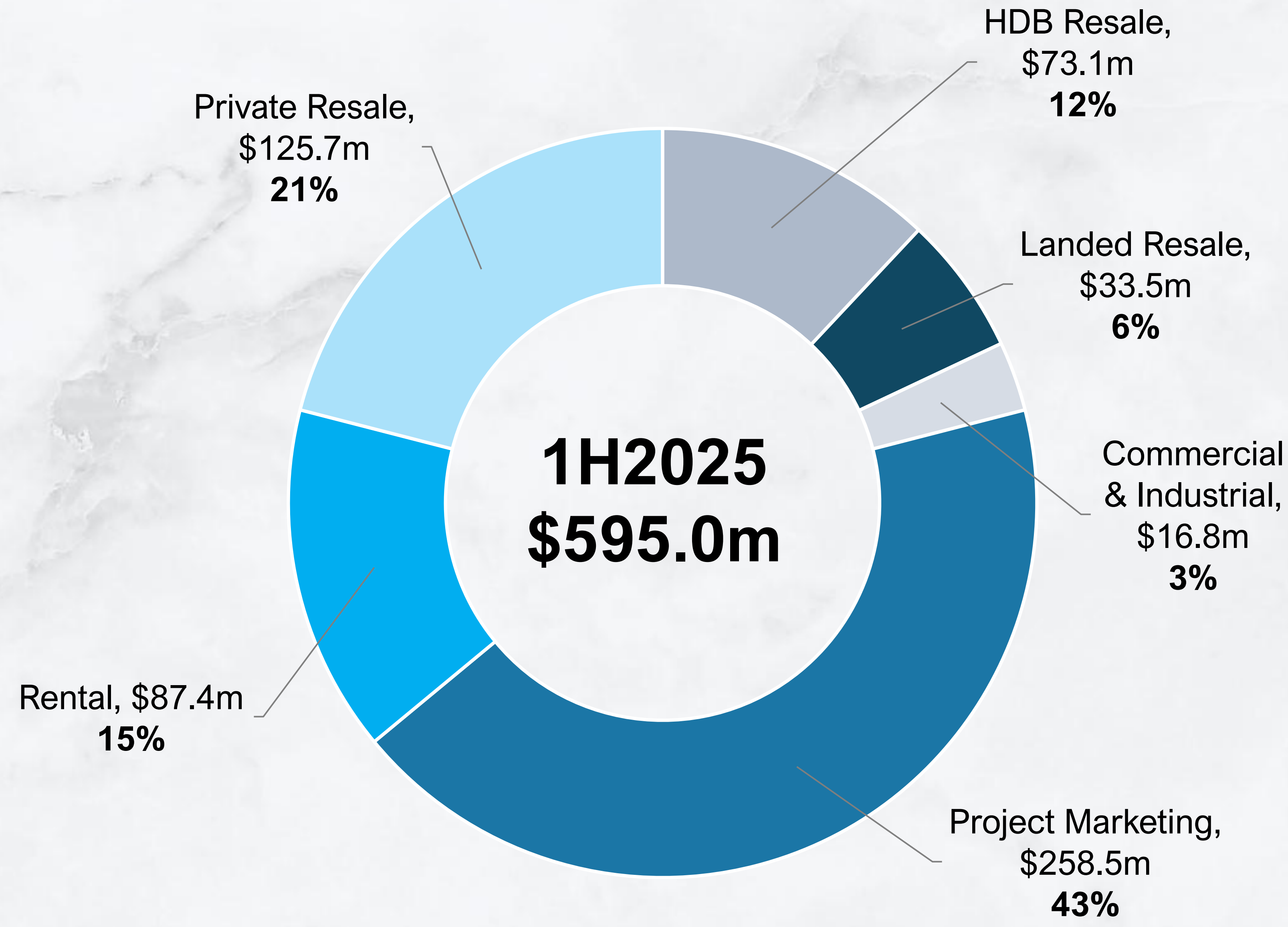
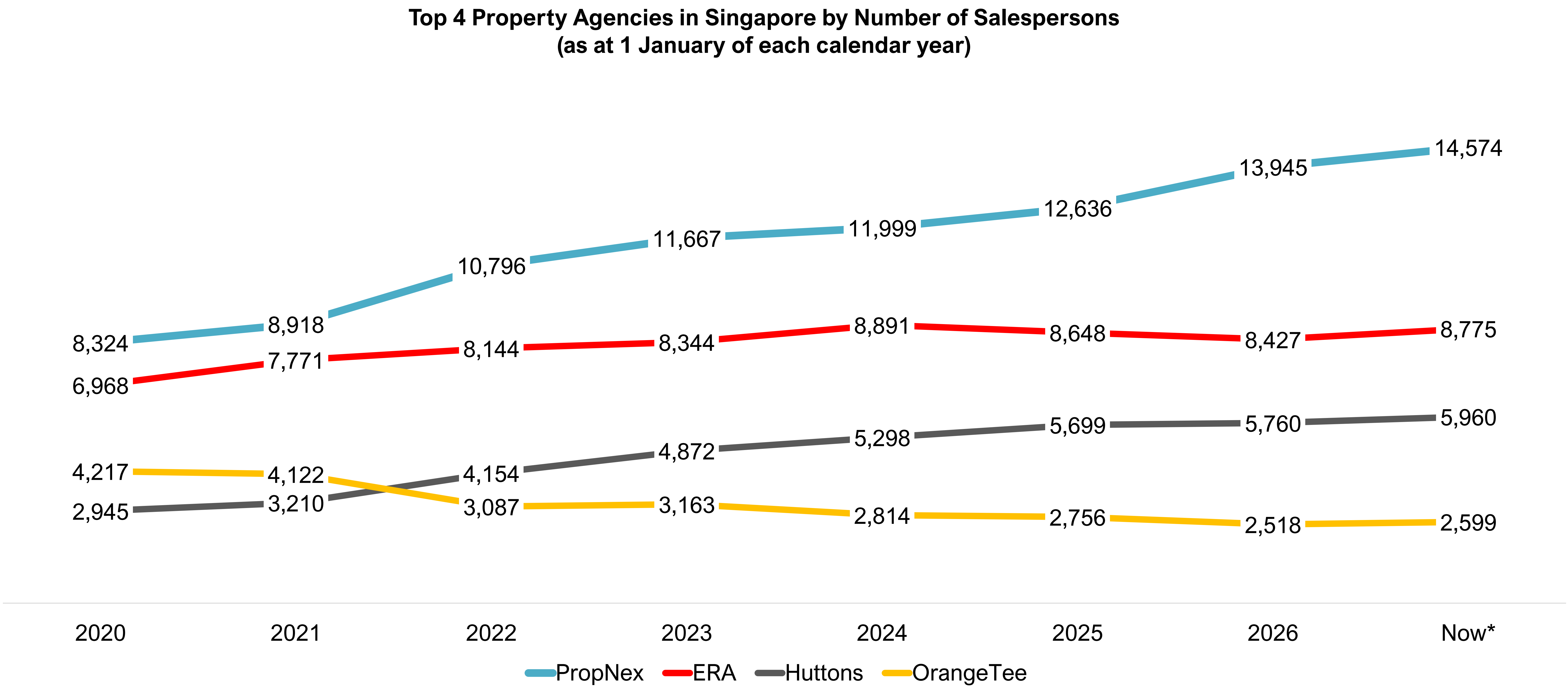
Diversified Revenue Segments

Significant market shares in **6 property segments** provide a broader revenue base and **risk diversification**





Singapore's Largest Real Estate Sales Force



* Source: The Council for Estate Agencies ("CEA") as at 3 Aug 2026

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Geographical Footprint

24 offices across **5** countries (excluding Singapore HQ) in the Asia Pacific

Over **18,000** salespersons

Local presence through offices, franchises and licensing arrangements

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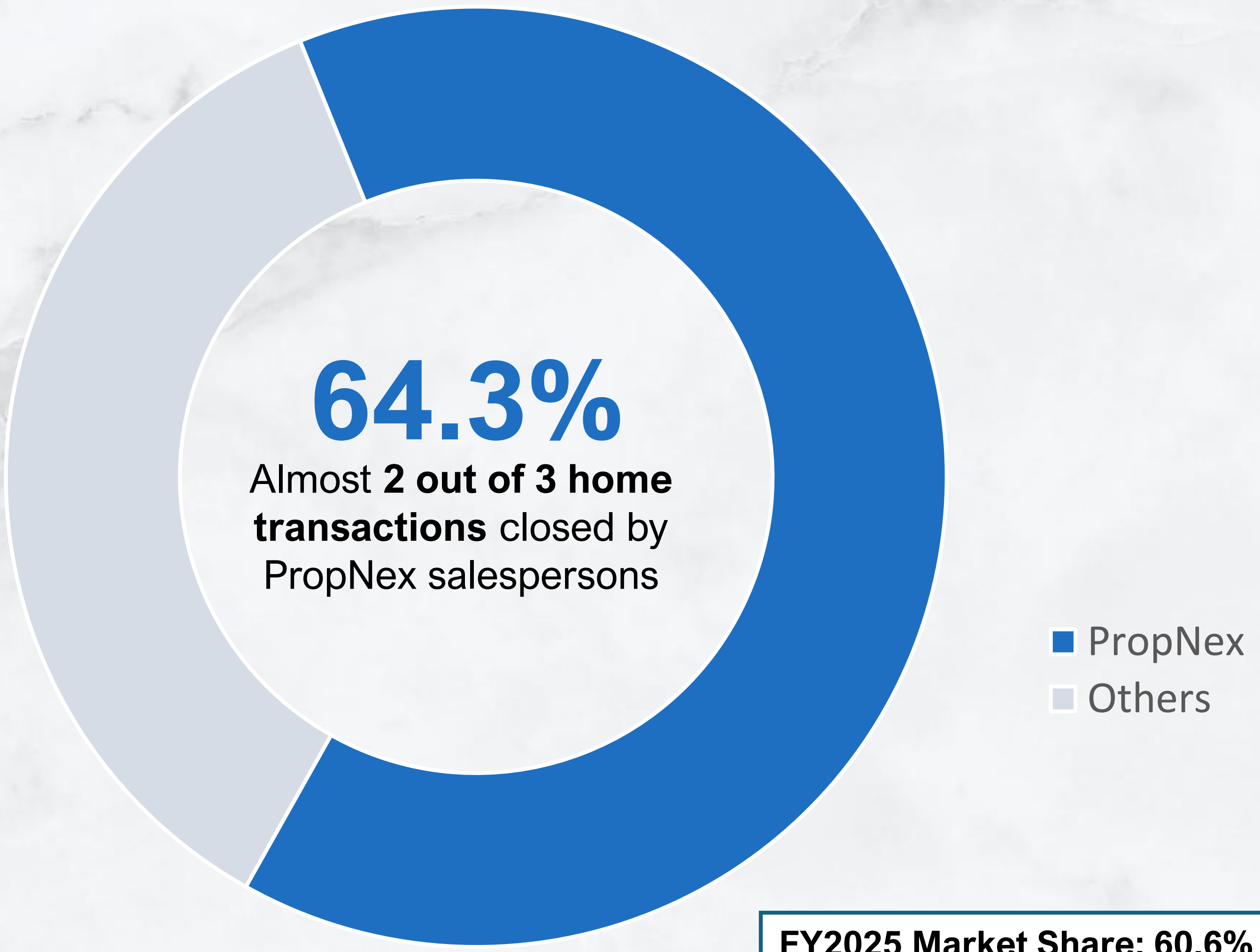
Market Share Performance

HDB resale, Private Residential new launches and Private Residential resale (including landed, non-landed and EC) transactions

Market Share: By No. of Agents[(1)]

Market Share: By Transaction Volume for 1H2026[(2)]



FY2025 Market Share: 60.6%

(1) Total 38,162 salespersons as at 1 July 2026 extracted from CEA.

(2) The market share information is based on the volume of transactions and includes transactions where PropNex salespersons act on behalf of buyers and sellers in co-broking with external agencies. This includes HDB Resale, New Launches and Private Resale (including landed, non-landed and ECs) transactions. The industry data for 1H2026 was retrieved from URA REALIS, HDB and Singapore's Open Data on 23 July 2026.

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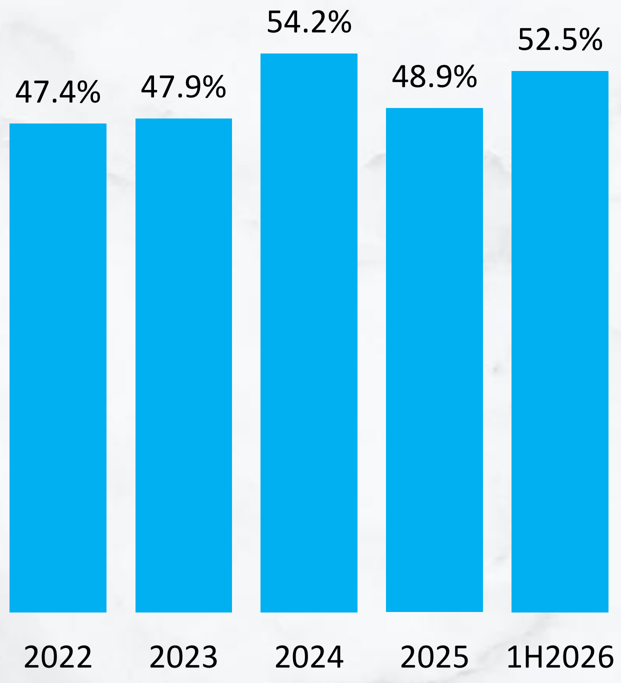
Market Leadership

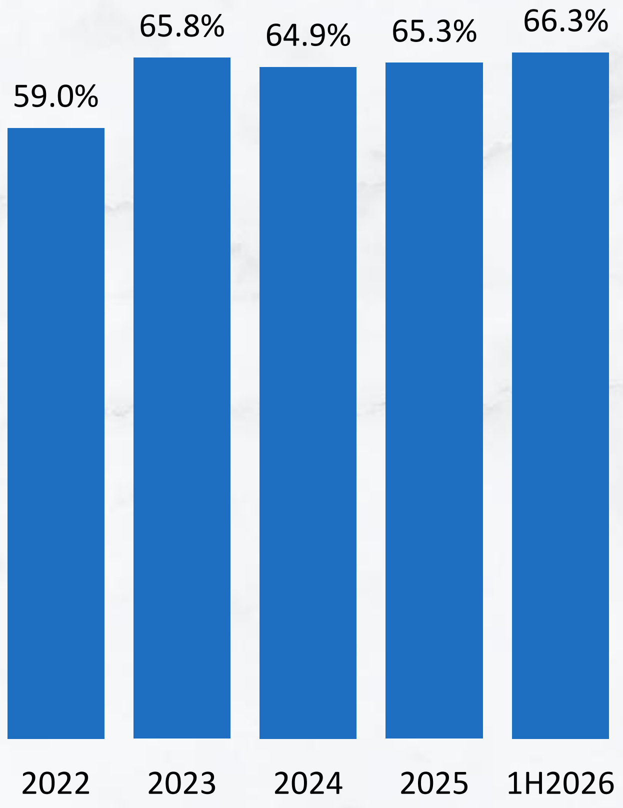
Leading Market Share in our Segments

New Launches



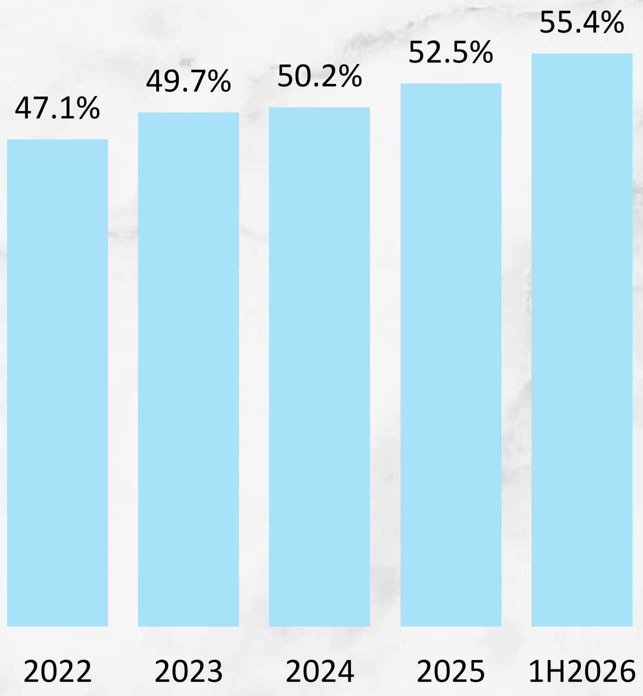
⬆ 3.6%

Private Resale[2]



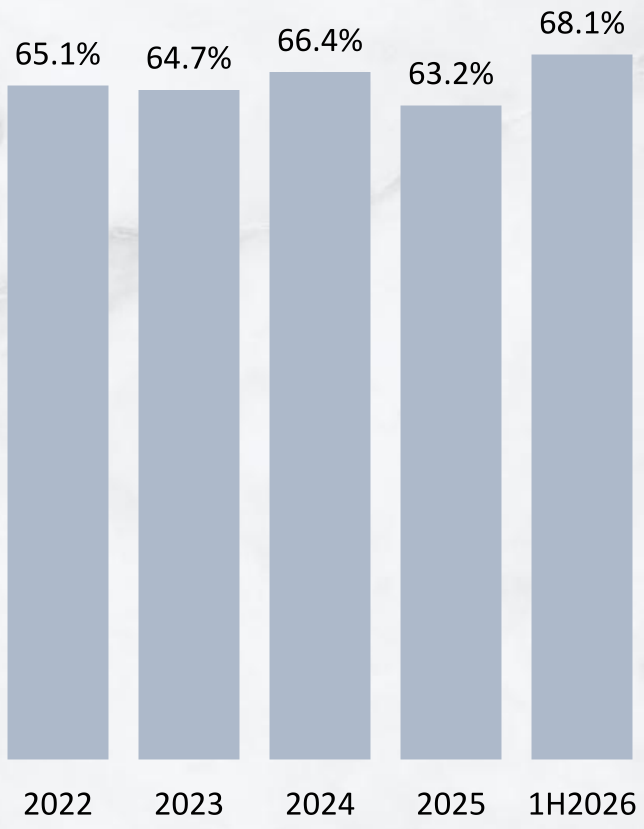
⬆ 1.0%

Landed Resale



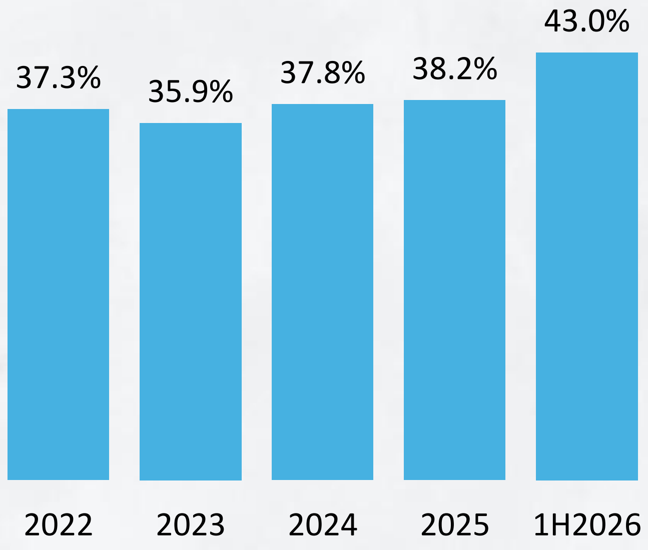
⬆ 2.9%

HDB Resale



⬆ 4.9%

Private Leasing



⬆ 4.8%

(1) The market share information is based on the volume of transactions and includes transactions where PropNex salespersons act on behalf of buyers and sellers in co-broking with external agencies. The industry data for 1H2026 was retrieved on 23 July 2026, while the industry data for the historical period (2022-2025) was retrieved in February-March of each respective year.

(2) This includes EC, landed and non-landed property transactions.

(3) Source: Frost & Sullivan Pte Ltd, URA REALIS, HDB, Singapore's Open Data and PropNex for 2022 to 2025; URA REALIS, HDB, Singapore's Open Data and PropNex for 1H2026.

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2026 Awards & Accolades

FORTUNE
SOUTHEAST ASIA
500™
2026

Fortune Southeast Asia 500 (2024, 2025 & 2026)

- **Only real estate agency in Singapore in the list for three years running**

Based on total revenue for fiscal year 2025 of top-grossing companies from Indonesia, Thailand, Malaysia, Singapore, Vietnam, the Philippines and Cambodia.

THE STRAITS TIMES
Singapore's
Best Employers
2021-2026 statista
PropNex

Singapore Best Employers By The Straits Times & Statista

PropNex is **ranked #25** and stands out as the **only real estate agency featured in the top tier** of this national workplace culture ranking

SINGAPORE BUSINESS REVIEW
TECHNOLOGY EXCELLENCE AWARDS 2026

Analytics - Real Estate
PropNex Realty

Singapore Business Review Technology Excellence Awards

- **Winner, PropTech Award (2024 & 2025)**
- **Winner, Analytics (2026)**

PropTech Overall Champion validates as a tech-driven leader in Singapore's real estate space.

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03 Market Overview

Private Residential Prices

Year	YoY change
2010	17.6%
2011	5.9%
2012	2.8%
2013	1.1%
2014	-4.0%
2015	-3.7%
2016	-3.1%
2017	1.1%
2018	7.9%
2019	2.7%
2020	2.2%
2021	10.6%
2022	8.6%
2023	6.8%
2024	3.9%
2025	3.3%

Year	QoQ change
Q1 2017	-0.4%
Q2 2017	-0.1%
Q3 2017	0.7%
Q4 2017	0.8%
Q1 2018	3.9%
Q2 2018	3.4%
Q3 2018	0.5%
Q4 2018	-0.1%
Q1 2019	-0.7%
Q2 2019	1.5%
Q3 2019	1.3%
Q4 2019	0.5%
Q1 2020	-1.0%
Q2 2020	0.3%
Q3 2020	0.8%
Q4 2020	2.1%

Year	QoQ change	
Q1 2021	3.3%	+10.6%
Q2 2021	0.8%	
Q3 2021	1.1%	
Q4 2021	5.0%	
Q1 2022	0.7%	+8.6%
Q2 2022	3.5%	
Q3 2022	3.8%	
Q4 2022	0.4%	
Q1 2023	3.3%	+6.8%
Q2 2023	-0.2%	
Q3 2023	0.8%	
Q4 2023	2.8%	
Q1 2024	1.4%	+3.9%
Q2 2024	0.9%	
Q3 2024	-0.7%	
Q4 2024	2.3%	

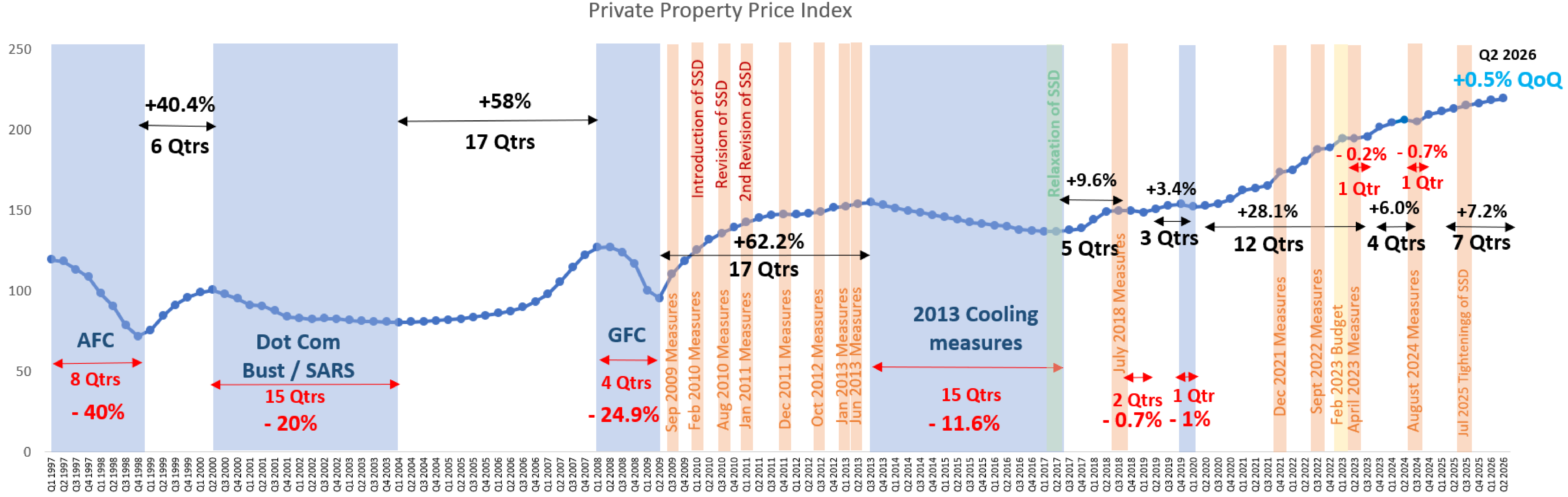
Year	QoQ change	
Q1 2025	0.8%	+3.3%
Q2 2025	1.0%	
Q3 2025	0.9%	
Q4 2025	0.6%	
Q1 2026	0.9%	+1.4%
Q2 2026	0.5%	

Source: PropNex Research & URA

Private Residential Prices

Proven track record through crises and cooling measures

Private home prices grew by 0.5% QoQ in Q2 2026



Source: PropNex Research & URA

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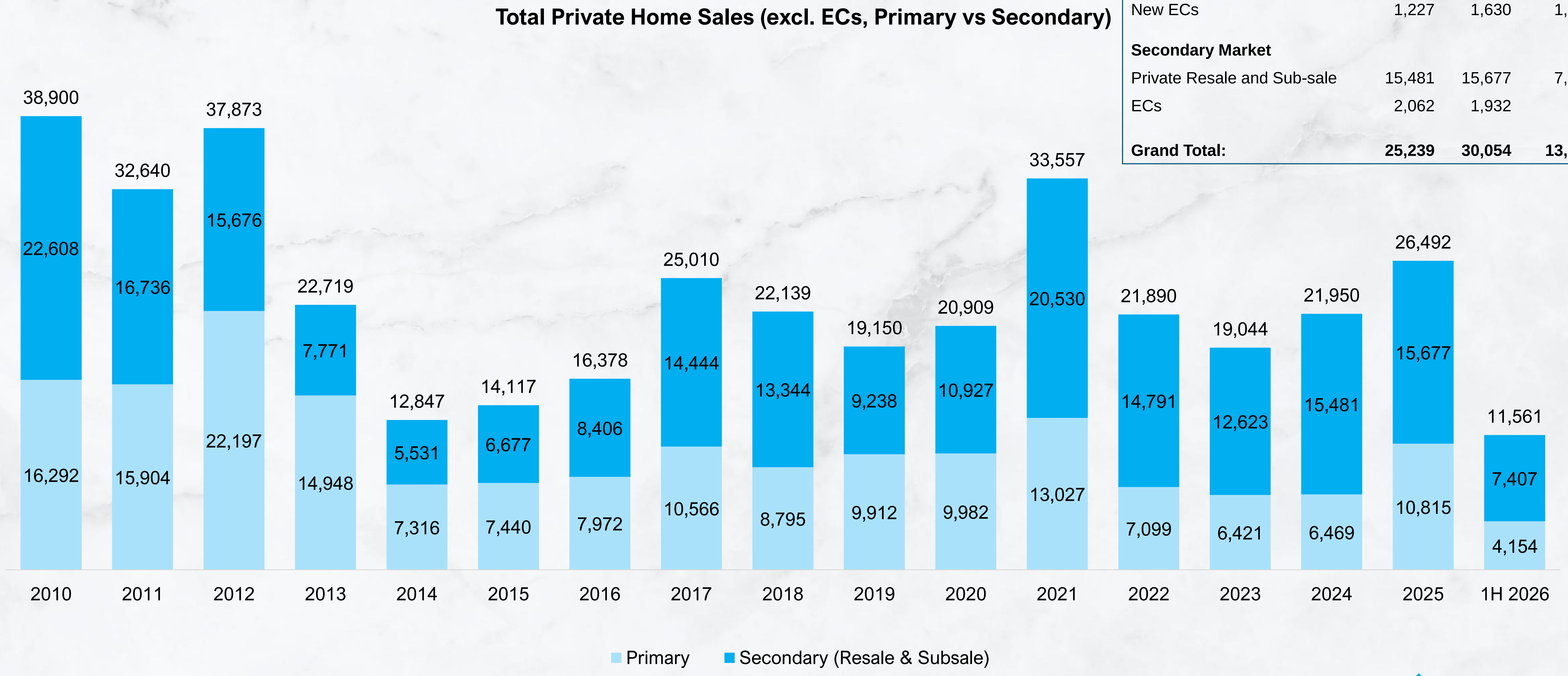
Private Home Sales Volume

Primary Market	2024	2025	1H 2026
New Private Homes	6,469	10,815	4,154
New ECs	1,227	1,630	1,343
Secondary Market			
Private Resale and Sub-sale	15,481	15,677	7,407
ECs	2,062	1,932	851
Grand Total:	**25,239**	**30,054**	**13,755**



Source: PropNex Research & URA

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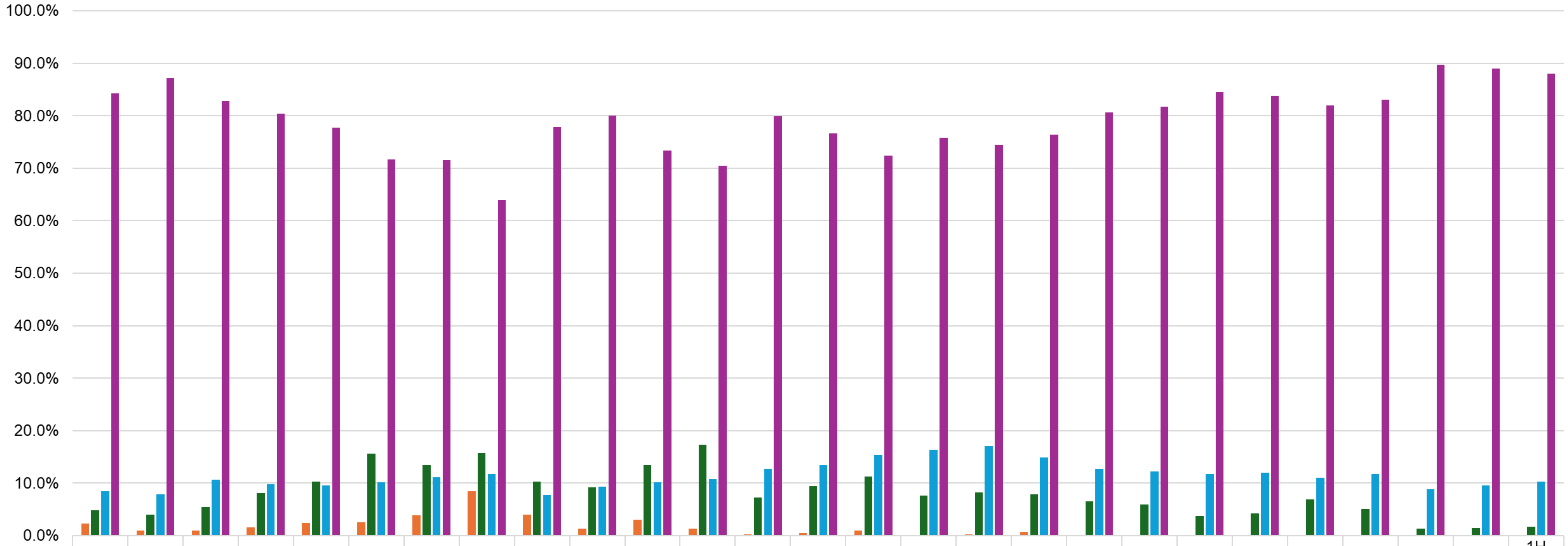
Private Residential Buyer Profile

Singaporeans made up majority of buyers for non-landed new home sales

Singaporeans accounted for nearly 90% of new home sales in 1H 2026

Proportion of buyers of non-landed new home sales (excl. ECs) by nationality status (%)



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	1H 2026
Company	2.3%	1.0%	1.0%	1.6%	2.4%	2.5%	3.8%	8.5%	4.0%	1.3%	3.1%	1.4%	0.2%	0.5%	0.9%	0.2%	0.3%	0.8%	0.1%	0.1%	0.0%	0.1%	0.0%	0.1%	0.1%	0.0%	0.0%
Foreigner (NPR)	4.9%	4.0%	5.4%	8.2%	10.3%	15.6%	13.4%	15.7%	10.3%	9.2%	13.4%	17.3%	7.2%	9.4%	11.3%	7.7%	8.2%	7.9%	6.5%	5.9%	3.8%	4.2%	7.0%	5.0%	1.4%	1.4%	1.7%
Singapore Permanent Residents (PR)	8.5%	7.9%	10.7%	9.8%	9.6%	10.2%	11.2%	11.8%	7.7%	9.3%	10.2%	10.8%	12.7%	13.5%	15.4%	16.3%	17.1%	14.9%	12.8%	12.3%	11.7%	12.0%	11.1%	11.8%	8.8%	9.5%	10.3%
Singaporean	84.2%	87.1%	82.9%	80.4%	77.8%	71.6%	71.5%	63.9%	77.9%	80.1%	73.4%	70.5%	79.9%	76.6%	72.4%	75.8%	74.5%	76.5%	80.6%	81.7%	84.5%	83.7%	81.9%	83.1%	89.8%	89.0%	88.0%

Source: PropNex Research & URA (1H 2026 data retrieved on 24 July 2026)

HDB Resale Prices

Year	YoY change
2010	14.1%
2011	10.7%
2012	6.5%
2013	-0.6%
2014	-6.0%
2015	-1.6%
2016	-0.1%
2017	-1.5%
2018	-0.9%
2019	0.1%
2020	5.0%
2021	12.7%
2022	10.4%
2023	4.9%
2024	9.7%
2025	2.9%

Year	QoQ change
Q1 2017	-0.5%
Q2 2017	-0.1%
Q3 2017	-0.7%
Q4 2017	-0.2%
Q1 2018	-0.8%
Q2 2018	0.1%
Q3 2018	-0.5%
Q4 2018	-0.1%
Q1 2019	-0.3%
Q2 2019	-0.2%
Q3 2019	0.1%
Q4 2019	0.4%
Q1 2020	0.0%
Q2 2020	0.3%
Q3 2020	1.5%
Q4 2020	3.1%

Year	QoQ change	
Q1 2021	3.0%	+12.7%
Q2 2021	3.0%	
Q3 2021	2.9%	
Q4 2021	3.4%	
Q1 2022	2.4%	+10.4%
Q2 2022	2.8%	
Q3 2022	2.6%	
Q4 2022	2.3%	
Q1 2023	1.0%	+4.9%
Q2 2023	1.5%	
Q3 2023	1.3%	
Q4 2023	1.1%	
Q1 2024	1.8%	+9.7%
Q2 2024	2.3%	
Q3 2024	2.7%	
Q4 2024	2.6%	

Year	QoQ change	
Q1 2025	1.6%	+2.9%
Q2 2025	0.9%	
Q3 2025	0.4%	
Q4 2025	0.0%	
Q1 2026	-0.1%	-0.4%
Q2 2026	-0.3%	

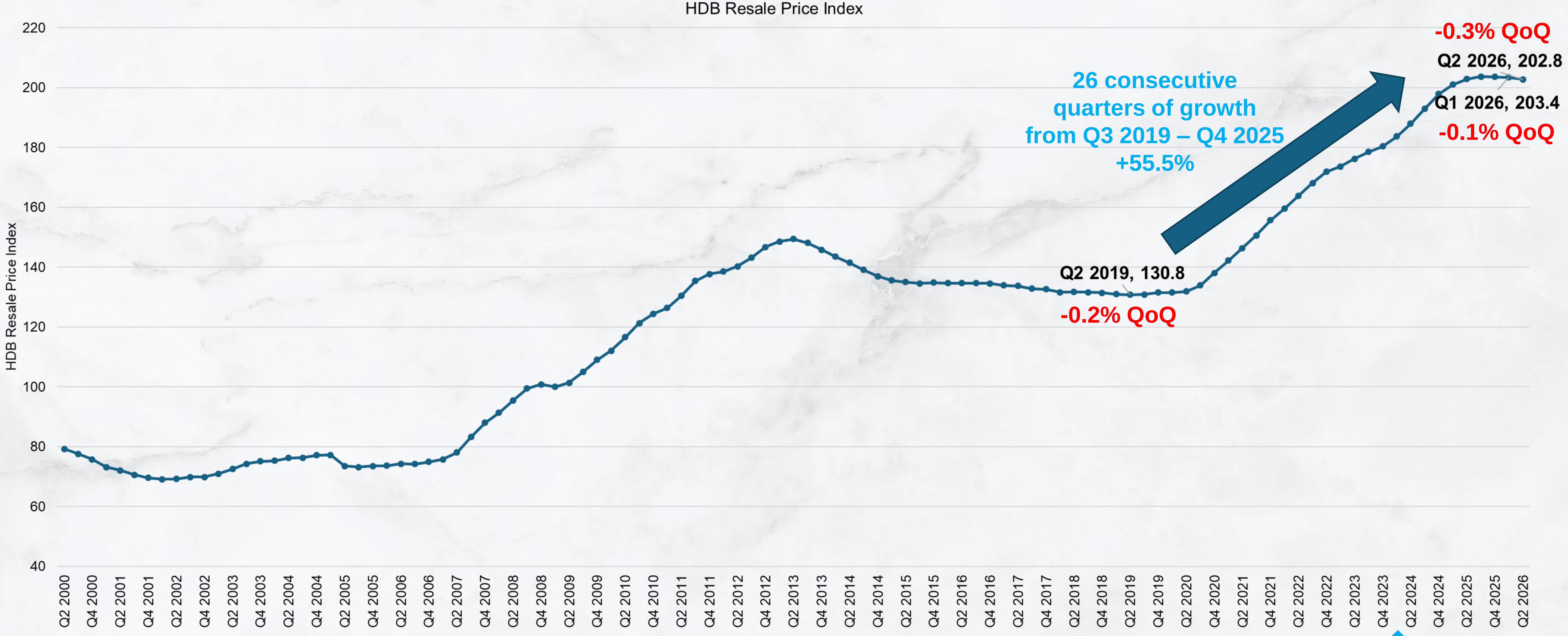
Second consecutive quarterly decline since Q2 2019

Source: PropNex Research & HDB

HDB Resale Prices

HDB resale prices eased for second consecutive quarter

HDB prices edged down -0.3% in Q2 2026



Source: PropNex Research & HDB

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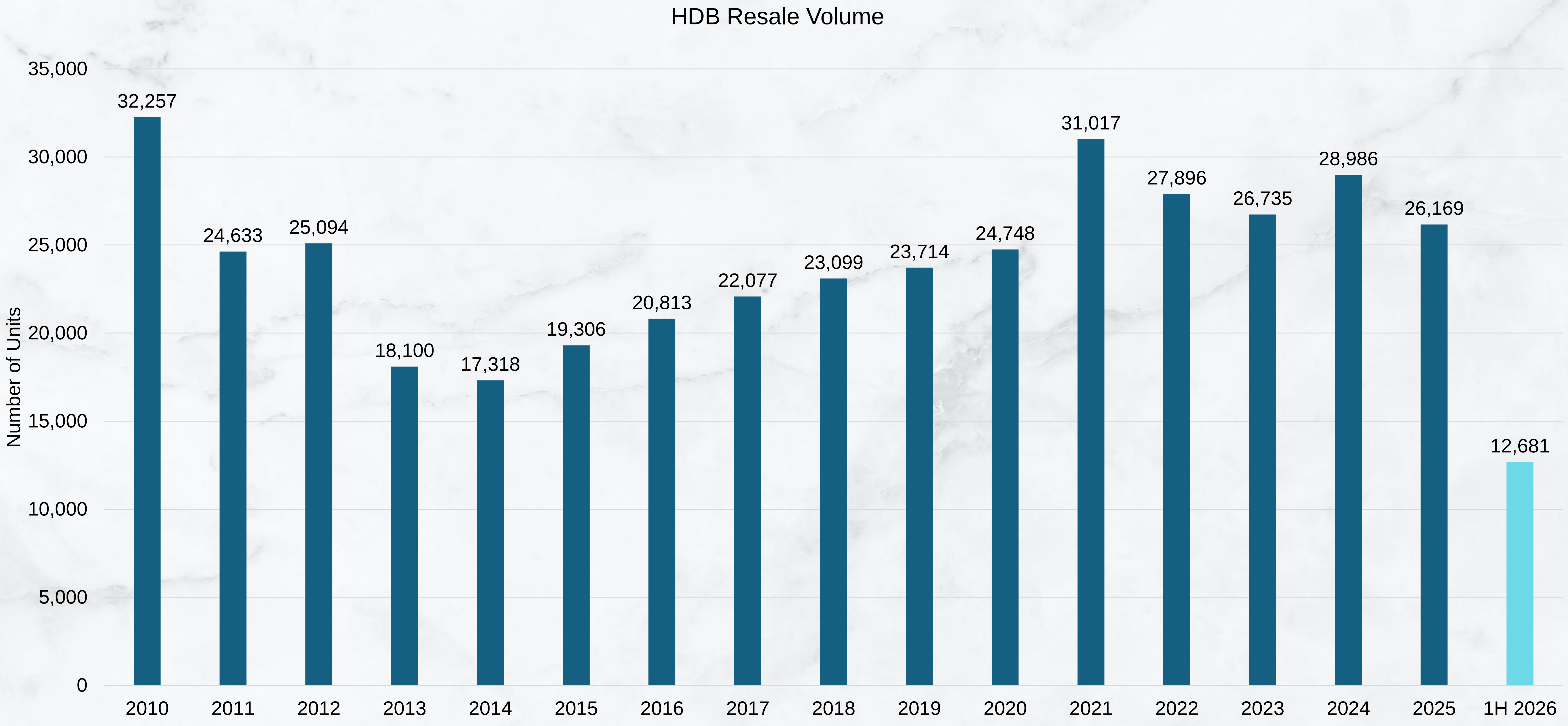
HDB Resale Volume



Source: PropNex Research & HDB

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What Will Support Property Demand in 2026?

Stable Economy and Low Unemployment

Growing Population/ Immigration

Low Interest Rate Environment

Moderate Unsold Inventory

Moderating Interest Rates

Sport Culture Lifestyle

The Guardian

Int

ey Markets Project Syndicate B2B Retail

Federal Reserve holds rates steady but signals possible hike before year's end

Open markets committee says 'economic activity is expanding at a solid pace' in first meeting under new chair Kevin Warsh

Kevin Warsh speaks to reporters after the meeting on Wednesday. Photograph: Will Oliver/EPA

US stock markets dropped on Wednesday afternoon after the Federal Reserve left interest rates unchanged and signaled a possible rate hike before the end of the year.

Source: The Guardian (17 June 2026)

Fixed 2-Year Loan Rates (%)

Bank	Current rates* (in July 2026)	Peak rates (in Jan 2023)
DBS	1.70% p.a.	4.25% p.a.
OCBC	1.55% p.a.	4.50% p.a.
UOB	1.55% p.a.	4.30% p.a.
HSBC	1.40% p.a.	4.25% p.a.

Source: PropNex Investment Suite (updated 27 July 2026)
* For loans above $1.0 million, private residential properties

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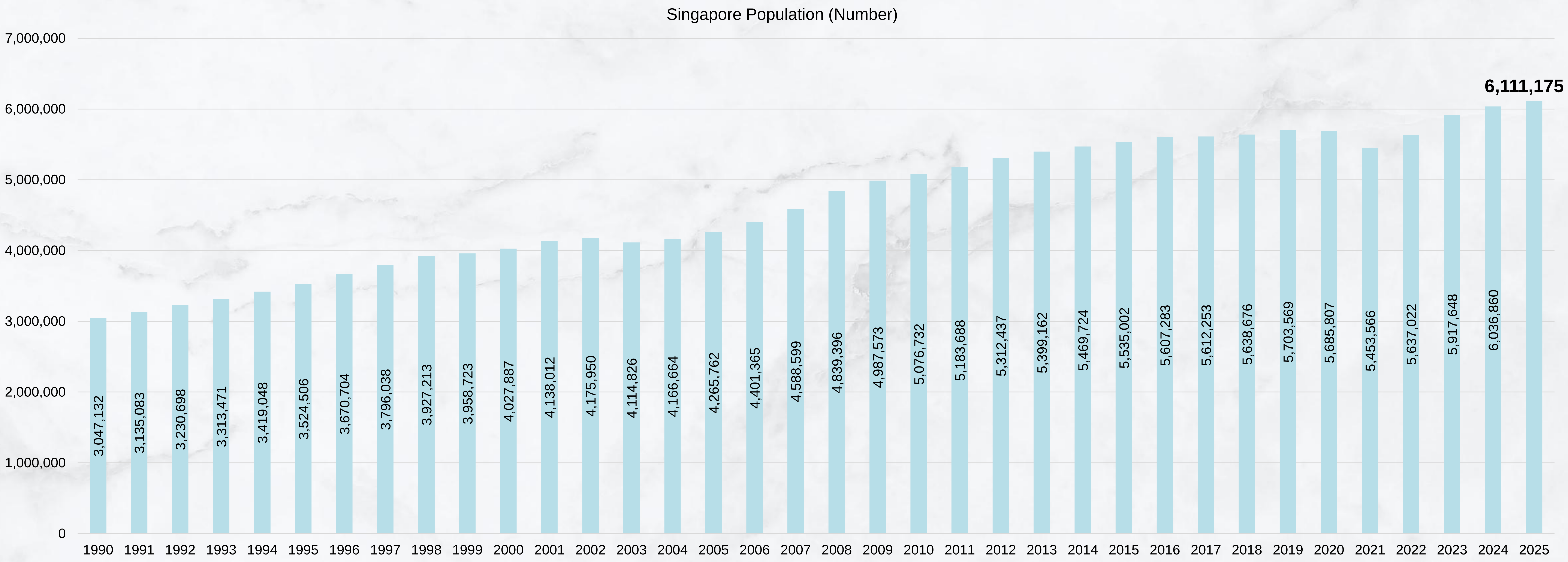
Growing Population in Singapore



Source: PropNex Research & Singstat (Total Population refers to both citizen and non-citizen population)

Immigration and Singapore PRs

Singapore to take in 25,000 – 30,000 new citizens over the next 5 years

NPTD STRATEGY GROUP PRIME MINISTER'S OFFICE

WHO WE ARE | OUR POPULATION | MEDIA CENTRE | RESOURCES | CONTACT US

HOME / SPEECH BY DEPUTY PRIME MINISTER GAN KIM...

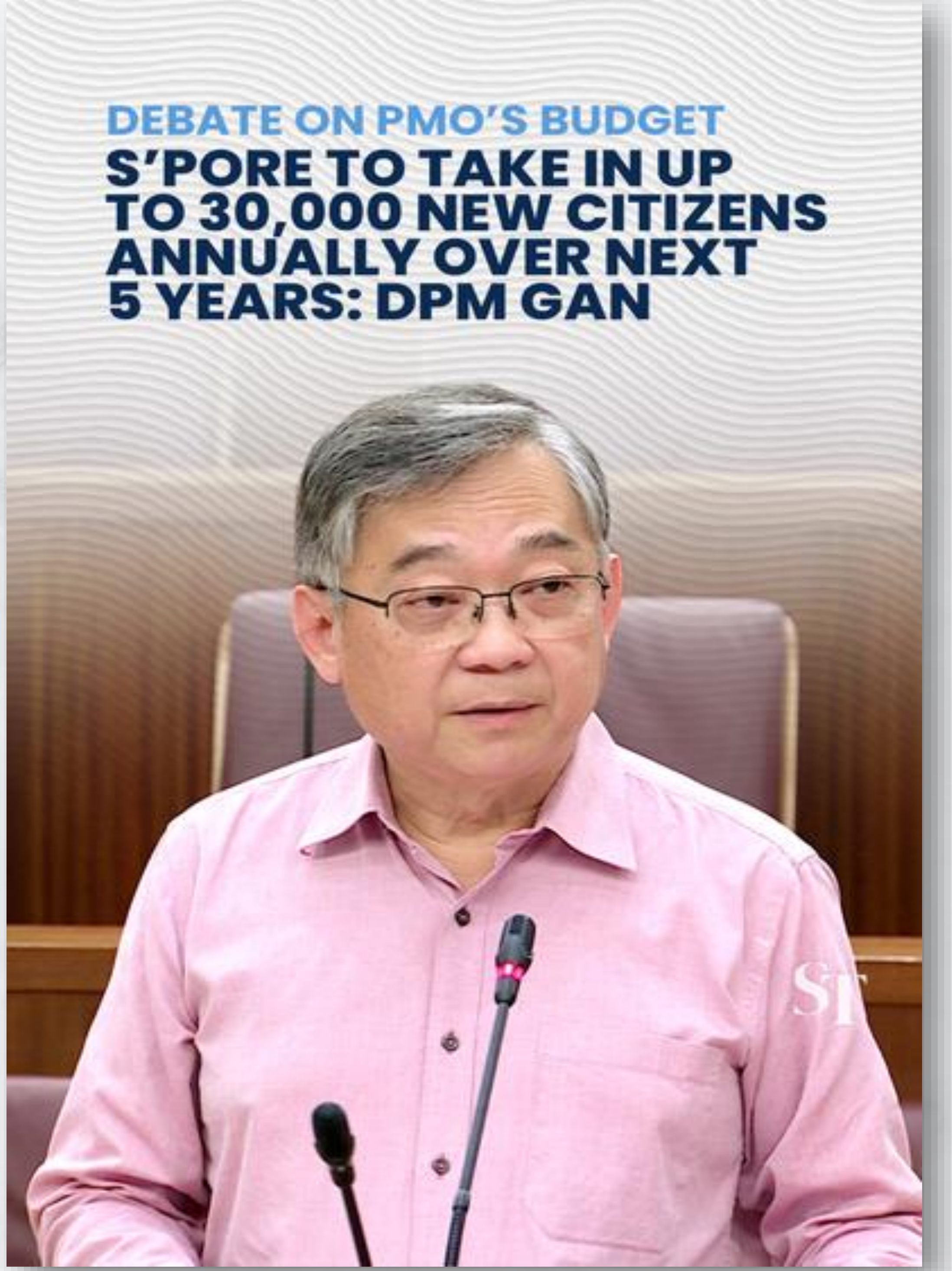
Speech by Deputy Prime Minister Gan Kim Yong Committee of Supply Debate 2026

26 FEB 2026

It is critical that we maintain a stable citizen core, hopefully one that is growing modestly over time, to keep our society and our economy dynamic and vibrant.

Last year, we granted around 25,000 citizenships. **We expect to take in between 25,000 and 30,000 new citizens annually, over the next five years, depending on our demographic trends including our TFR.**

We will also have to adjust our PR intake, as permanent residence is the pathway to work towards citizenship. Our PR population has remained stable over the past few years, at around 540,000. **We estimate an intake of about 40,000 PRs annually in the next five years, slightly higher than the 35,000 PRs we granted last year.**



Source: National Population and Talent Division, Strategy Group, Prime Minister's office Excerpt of speech from Committee of Supply debate 2026

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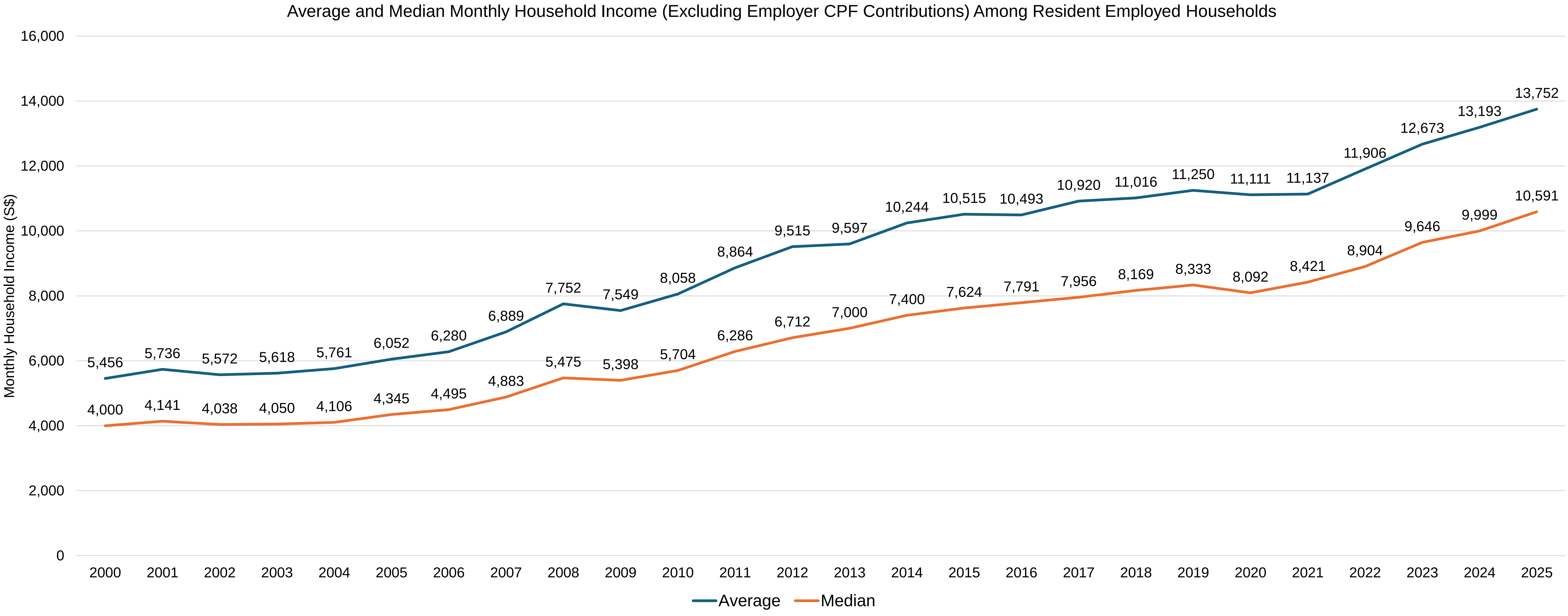
Rising Income Among Resident Employed Households Through The Years



Source: PropNex Research, Singstat

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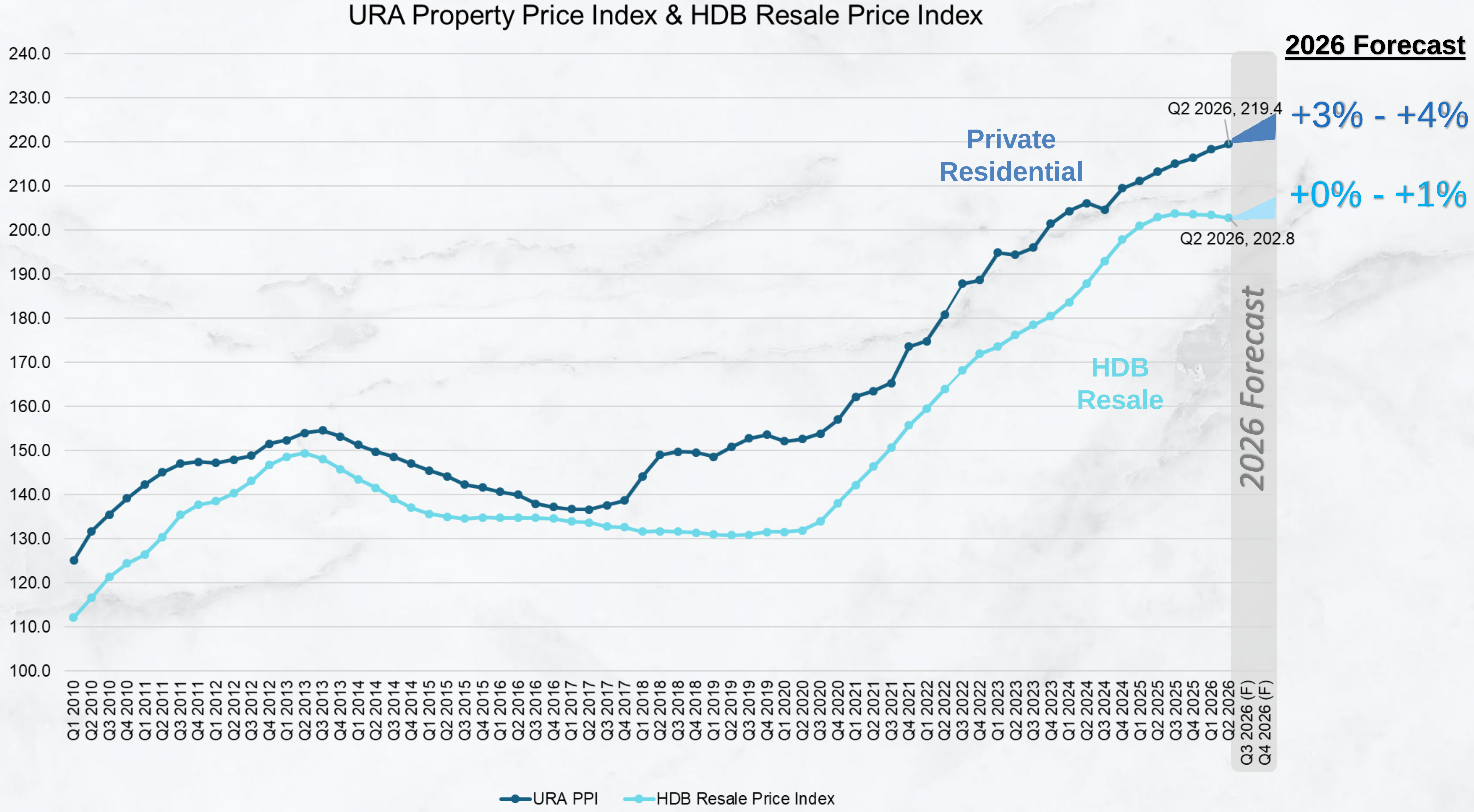
Price Forecast for 2026

Home Prices to grow at stable pace in 2026

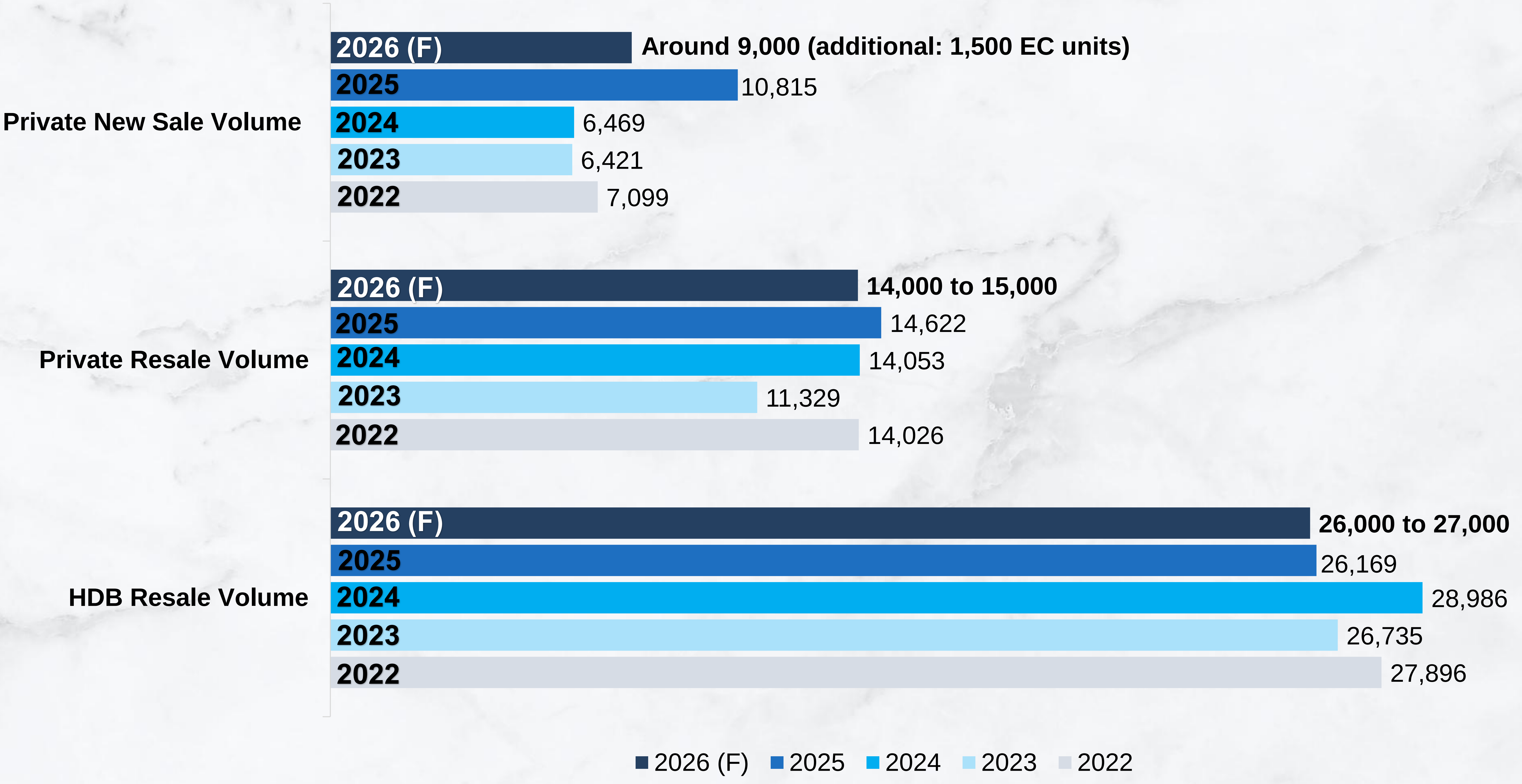
HDB Resale Prices to rise up to 1% while Private Home Prices to grow between 3% - 4% in 2026



	HDB Resale Price Index	Private Residential Price Index
Year	**YoY change**	**YoY change**
2013	-0.6%	1.1%
2014	-6.0%	-4.0%
2015	-1.6%	-3.7%
2016	-0.1%	-3.1%
2017	-1.5%	1.1%
2018	-0.9%	7.9%
2019	0.1%	2.7%
2020	5.0%	2.2%
2021	12.7%	10.6%
2022	10.4%	8.6%
2023	4.9%	6.8%
2024	9.7%	3.9%
2025	2.9%	3.3%
2026 (F)	**0% - 1%**	**3% - 4%**

Source: PropNex Research, HDB & URA

Transaction Volume Forecasts for 2026



Source: PropNex Research, Data.gov.sg & URA

Projects Lined-up in 2026

S/N	Appointed Project	Location	District	Region	Tenure	Developer	No. of Units	Date of Launch/ Estimated Date of Preview
1	Coastal Cabana EC	Jalan Loyang Besar	17	OCR	99	Qingjian Realty, China Communications Construction Co. and ZACD Group	748	17 Jan 2026
2	Newport Residences	80 Anson Road	2	CCR	FH	CDL	246	31 Jan 2026
3	Narra Residences	Dairy Farm Walk	23	OCR	99	Santarli Realty and Apex Asia Development	540	31 Jan 2026
4	River Modern	River Valley Green	9	CCR	99	GuocoLand	455	7 Mar 2026
5	Rivelle Tampines EC	Tampines Street 95	18	OCR	99	Sim Lian Group	572	21 Mar 2026
6	Pinery Residences	Tampines Street 94	18	OCR	99	Hoi Hup Realty and Sunway Developments	588	28 Mar 2026
7	Tengah Garden Residences	Tengah Garden Avenue	24	OCR	99	Hong Leong Holdings, GuocoLand and CSC Land Group	863	25 Apr 2026
8	Vela Bay	Bayshore Road	16	OCR	99	SingHaiyi Group	515	25 Apr 2026
9	Hudson Place Residences	Media Circle	5	RCR	99	Qingjian Realty, Forsea Holdings and Hoovasun Holding	327	16 May 2026
10	Duet@Emily	2,4,6 Mount Emily Road	9	CCR	FH	ZACD Group	20	26 Jun 2026
11	Lentor Gardens Residences	Lentor Gardens	26	OCR	99	Kingsford	499	18 Jul 2026
12	Dunearn House	Dunearn Road	11	CCR	99	Frasers Property, Sekisui House and CSC Land	380	25 Jul 2026
13	Sophia Meadows	132 Sophia Road	9	CCR	103	Sin Thai Hin Holdings	41	1 Aug 2026
14	The Island Residence	Keppel Bay	4	RCR	99	Keppel Land	84	3Q 2026
15	Lucerne Grand	Lakeside Drive	22	OCR	99	CDL	575	3Q 2026
16	Amberwood at Holland	Holland Link	10	CCR	99	Sim Lian Group	212	3Q 2026
17	Thomson Reserve	Bright Hill Drive	20	RCR	99	UOL Group and CapitaLand Development	1,268	4Q 2026
18	The Serra Residences	Bassein Road	11	CCR	FH	Far East Organisation	133	4Q 2026
19	One Leonie Residences	Leonie Hill	9	CCR	FH	Far East Organisation	25	4Q 2026
20	Wynwood Grand (EC)	Woodlands Drive 17	25	OCR	99	CDL	420	4Q 2026
21	Senja Close (EC)	Senja Close	23	OCR	99	CDL	300	4Q 2026
22	(fka Chiku Mansions)	Chiku Road	15	RCR	FH	Macly Group	20	4Q 2026
23	Sembawang Road (EC)	Sembawang Road	27	OCR	99	Oriental Pacific Holdings	265	4Q 2026
							9,096	

10 projects with 4,874 units launched in 1H2026

Estimated 13 projects to be launched in 2H2026, totalling 4,222 units

New Launches Inventory

	Existing Number of Projects Marketing	Existing Number of Units Marketing
As at 1 July 2026	**83**	**5,616**
	Estimated Number of Projects To Be Launched or Launching	**Estimated Number of Units To Be Launched or Launching**
In 2H 2026	**13**	**4,222**
	Total Number of Projects	**Total Number of Units**
In 2026	**96**	**9,838**

PropNex

MND: Upcoming Private Housing Supply

THE STRAITS TIMES

Monday, August 11, 2025

More than 25,000 private residential units to be launched through GLS

Resale flat prices are expected to stabilise in the coming years, Mr Chee said. Once that happens, the Government will consider removing the 15-month wait-out period for private property owners to buy non-subsidised HDB flats, he added.

FROM A1

ing time flats among these.

This means that among the roughly 9,100 flats to be launched in October, about a third – or 3,100 – will be shorter waiting time flats.

It also means that about 35,000 new flats will be launched in 2026 and 2027 – an average of about 17,600 per year.

The 55,000 flats will be built in different parts of Singapore, said Mr Chee, including new areas like Mount Pleasant, Woodlands North Coast, Sembawang North and the former Keppel Club.

"Each of these estates will have different locational attributes to meet the housing needs of different flat buyers," he said.

Resale flat prices are expected to stabilise in the coming years, Mr Chee said.

Once that happens, the Government will consider removing the 15-month wait-out period for private property owners to buy non-subsidised HDB flats, he added.

In addition, Mr Chee said more than 25,000 private residential units will be launched through the Government Land Sales (GLS) programme from 2025 to 2027.

This adds to the more than 45,000 private homes that are already in the pipeline, he said, which means that more than 70,000 private housing units will be completed between now and around 2030.

The Urban Redevelopment Authority had said in June that about 9,800 private housing units will be launched in 2025.

Besides keeping public housing accessible and affordable, Mr Chee said his other priorities include making housing estates safe and liveable, as well as supporting businesses and partners in the built environment industry.

Upcoming flat supply

Some 55,000 new Build-To-Order (BTO) flats will be launched between 2025 and 2027, while another 36,500 will be eligible for resale during the same period. This will help stabilise resale prices in the coming years, said National Development Minister Chee Hong Tat.

BTO flat supply

Year	Number of flats
2021	17,109
2022	23,184
2023	22,780
2024	19,637
2025*	About 19,600 (including 4,500 flats with a shorter waiting time**)
2026 to 2027	About 35,000 (including about 4,000 flats with a shorter waiting time, per year)

New flats eligible for resale***

Year	Number of flats
2025	8,000
2026	13,500
2027	15,000
2028	19,500

NOTE: *10,579 flats were launched across two BTO exercises in February and July. The third and final exercise will take place in October.
**These flats have waiting times of under three years; 1,396 have been launched thus far in 2025.
***These flats will hit their minimum occupation period in the respective years.

Source: MINISTRY OF NATIONAL DEVELOPMENT STRAITS TIMES GRAPHICS

In addition, Mr Chee said more than 25,000 private residential units will be launched through the Government Land Sales (GLS) programme from 2025 to 2027.

This adds to the more than 45,000 private homes that are already in the pipeline, he said, which means that more than 70,000 private housing units will be completed between now and around 2030.

More than 25,000 new private housing units to be launched in GLS between 2025 – 2027

More than 45,000 new private housing units in the supply pipeline

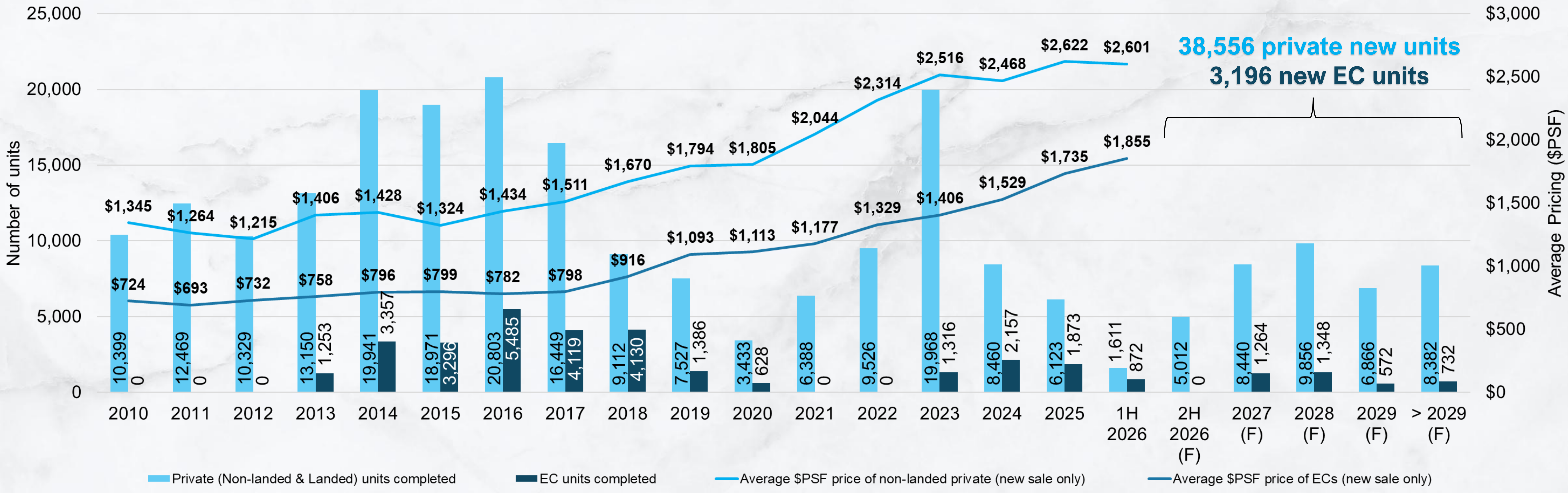
10% more BTO flats to be launched – 55,000 new HDB flats between 2025 – 2027

Private Housing Supply Completions

Estimate 38,500 private new units (excl. ECs) in pipeline at end of Q2 2026

More than 6,600 private homes (excl. ECs) to be completed in 2026

Number of units of supply completion and forecast; average unit price of ECs and non-landed private homes (new sale only)



Source: PropNex Research, URA, URA Realis (upcoming supply based on projects with and without planning approvals)

Removal Of The 15-month Wait-out Period For Private Residential Property Owners Purchasing Non-subsidised HDB Resale Flats

What Changed?

- Private homeowners who sell their homes can now **buy a HDB resale flat immediately**
- 15-month wait-out period **removed with immediate effect**

Private Residential Property Owners

Looking to buy non-subsidised HDB resale flat (without HDB loan)

15-Month Wait-Out Period Removed

Effective Immediately

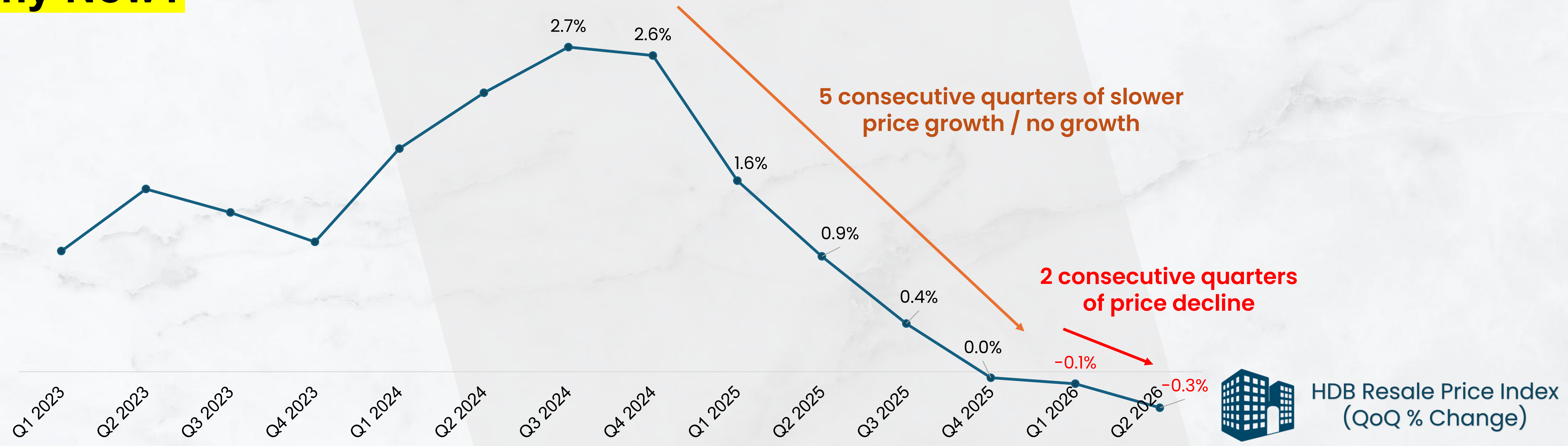
Can buy HDB resale flat immediately

No more waiting

Image Source: Storyset

Removal Of The 15-month Wait-out Period For Private Residential Property Owners Purchasing Non-subsidised HDB Resale Flats

Why Now?



Source: PropNex Research & HDB

- **15-month wait-out period introduced in 2022 to cool HDB resale market during post-pandemic supply crunch**
- **Its removal came after several quarters of price moderation in HDB resale market and ramp up in new flat supply**
- **HDB resale prices: -0.4% in 1H 2026**
- **Reflects the government's view that HDB resale market conditions have stabilised**

PropNex

Removal Of The 15-month Wait-out Period For Private Residential Property Owners Purchasing Non-subsidised HDB Resale Flats

Who benefits?

- ✓ Households seeking flexibility in their housing options.
- ✓ Right-sizers moving from private homes to HDB resale flats.
- ✓ Seniors looking to unlock housing equity.

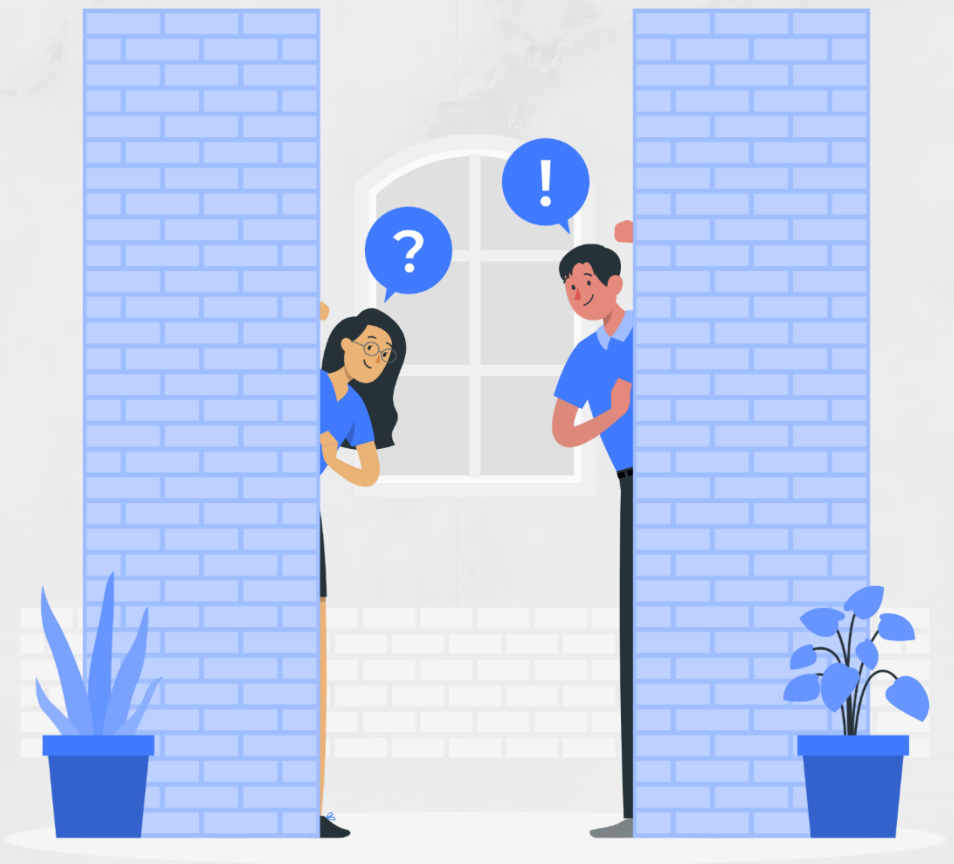


Image Source: Storyset

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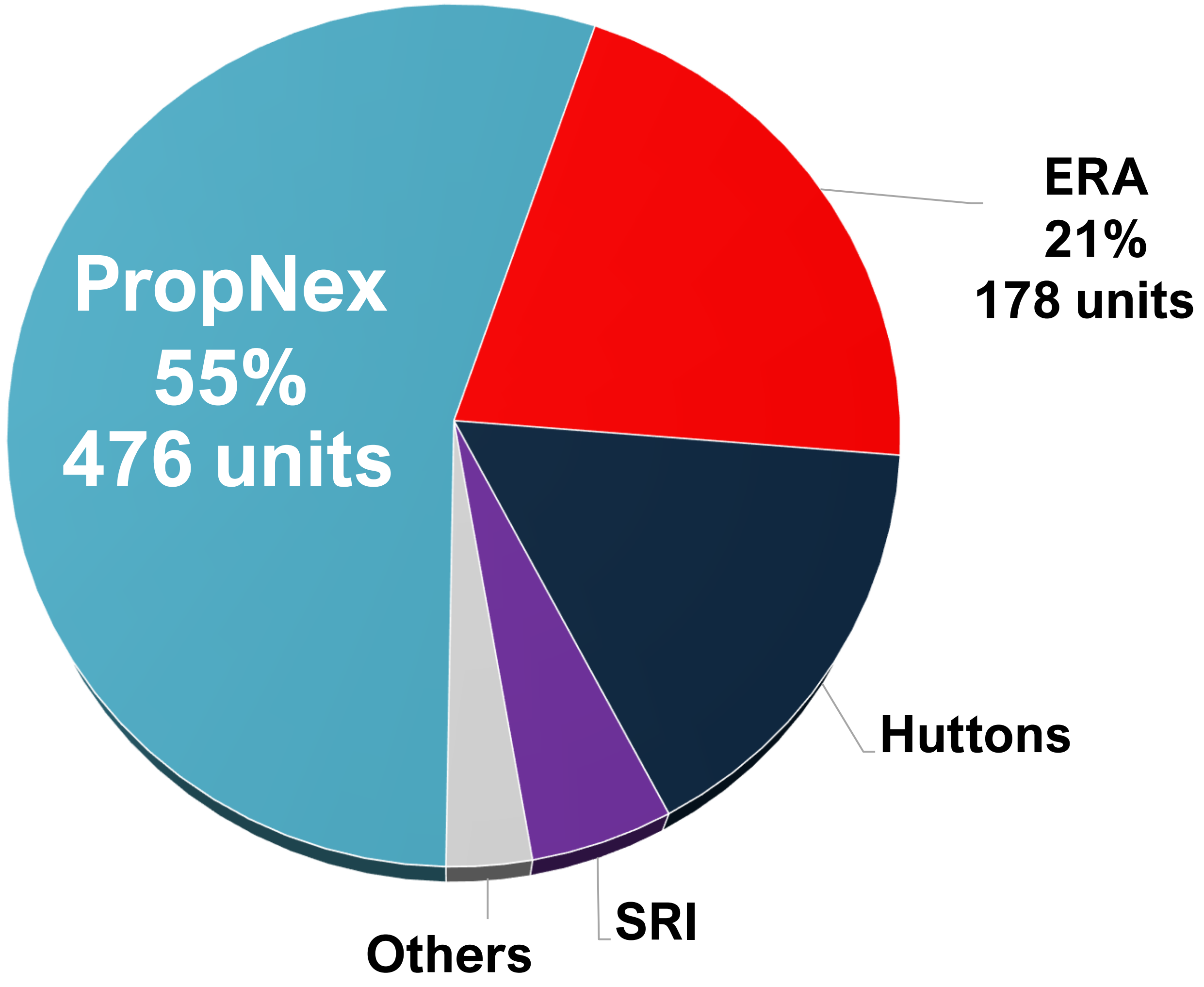
Launches: April 2026

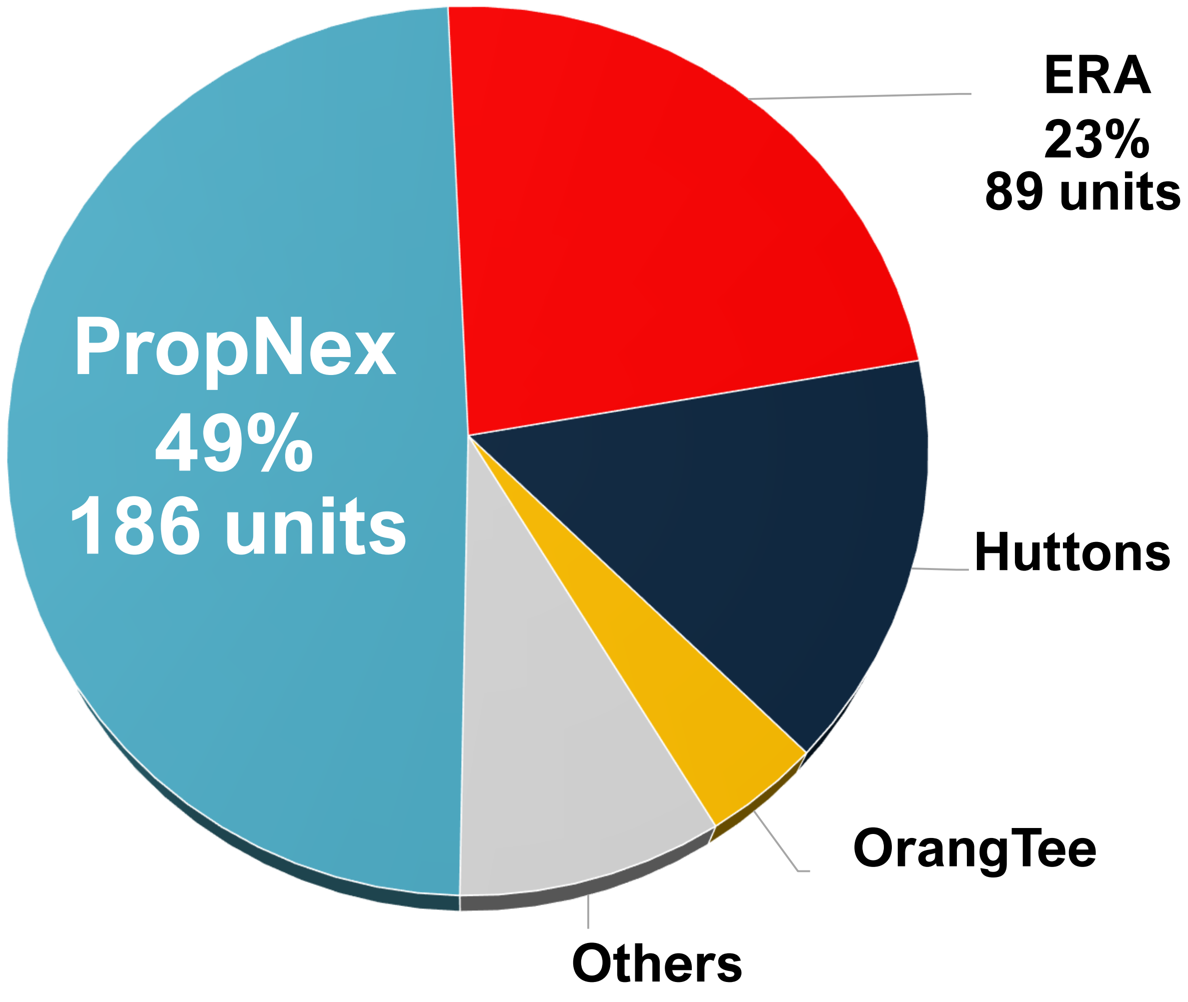
Market Share By Transaction Volume

TENGAH GARDEN RESIDENCES



Total **859 out of 863 units** sold
@ 3 August 2026

VELA BAY 首航

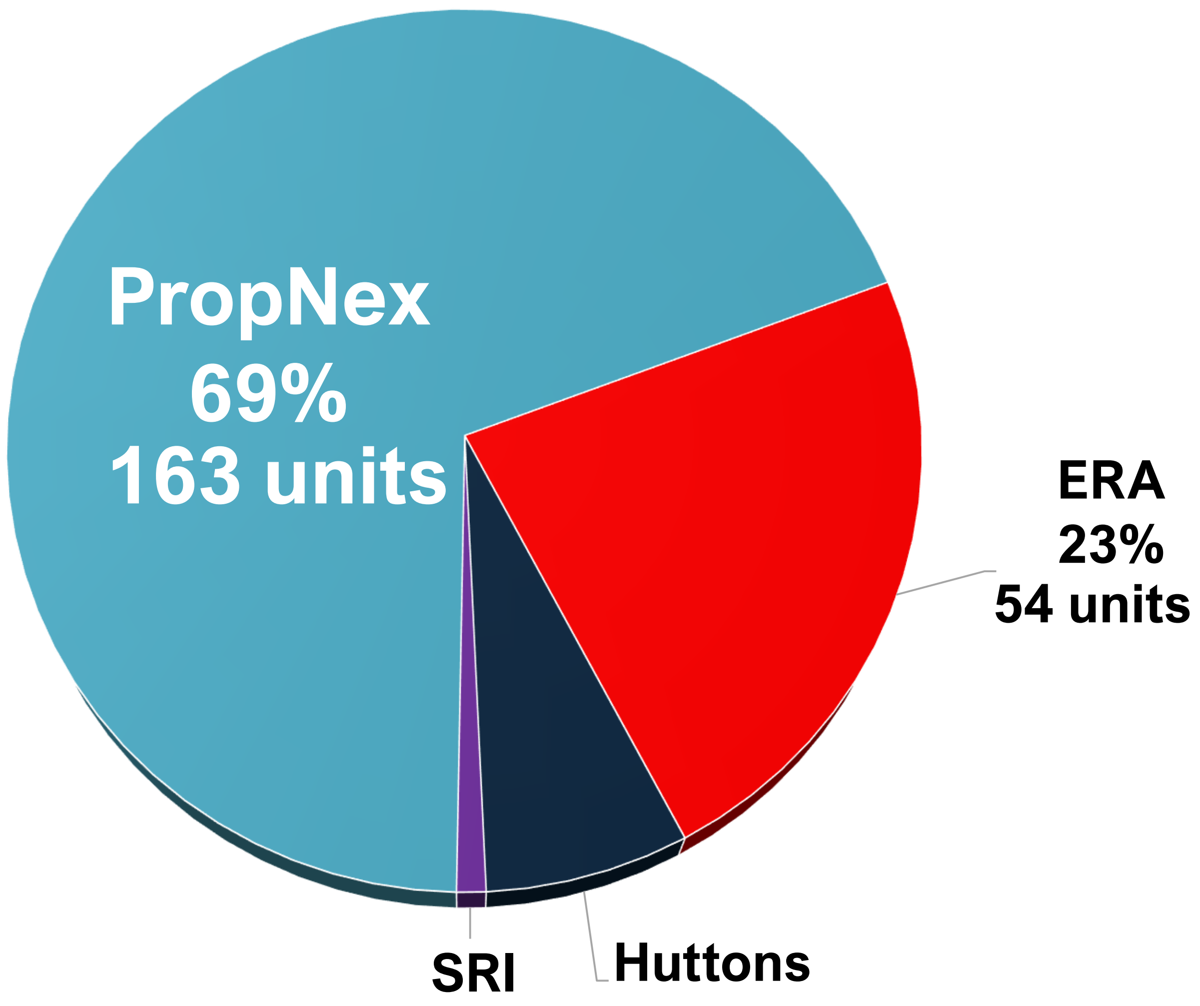


Total **382 out of 515 units** sold
@ 3 August 2026

PropNex

Launches: May 2026

Market Share By Transaction Volume



Hudson Place

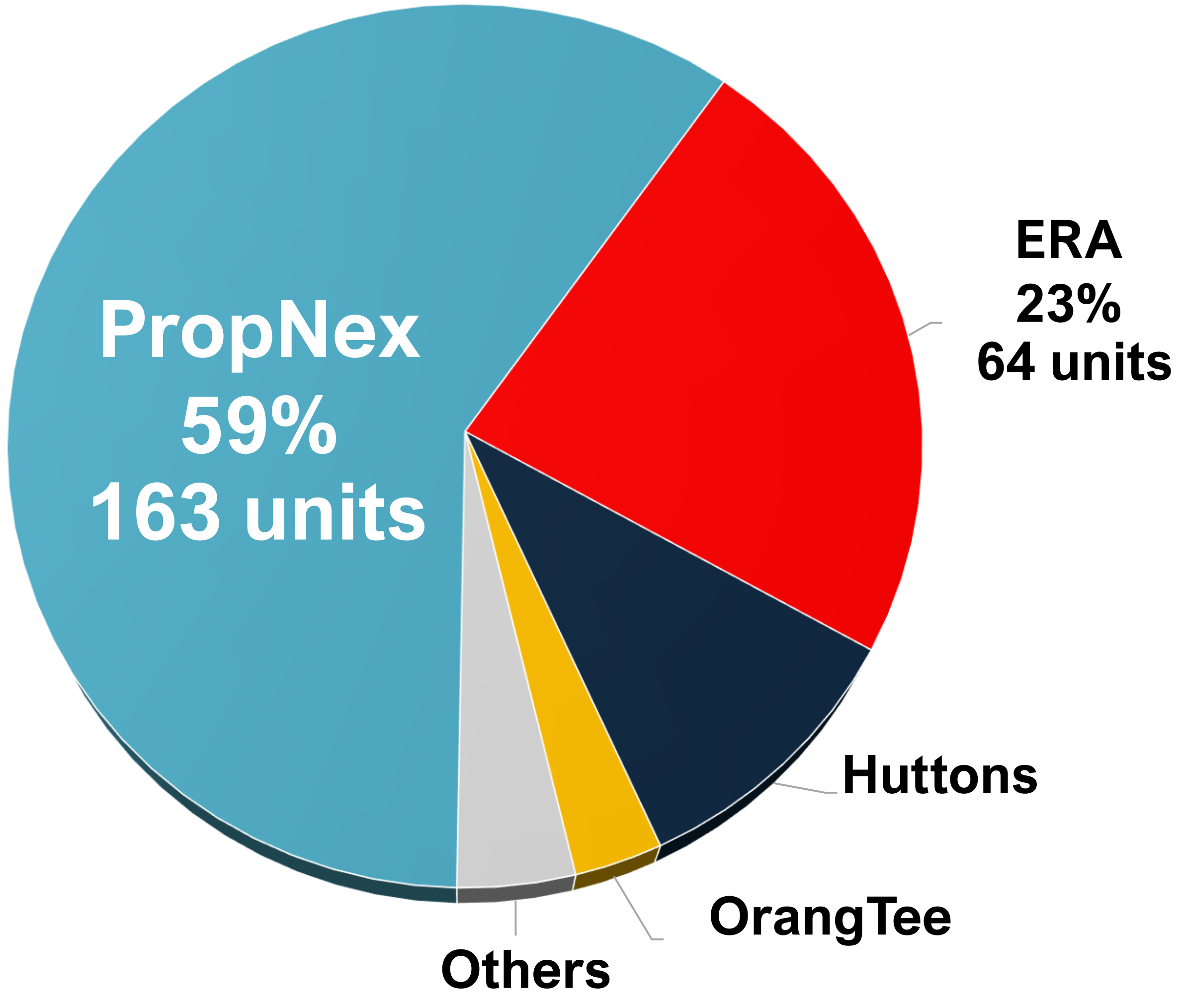
RESIDENCES

Total **236 out of 327 units** sold
@ 3 August 2026

Launches: July 2026

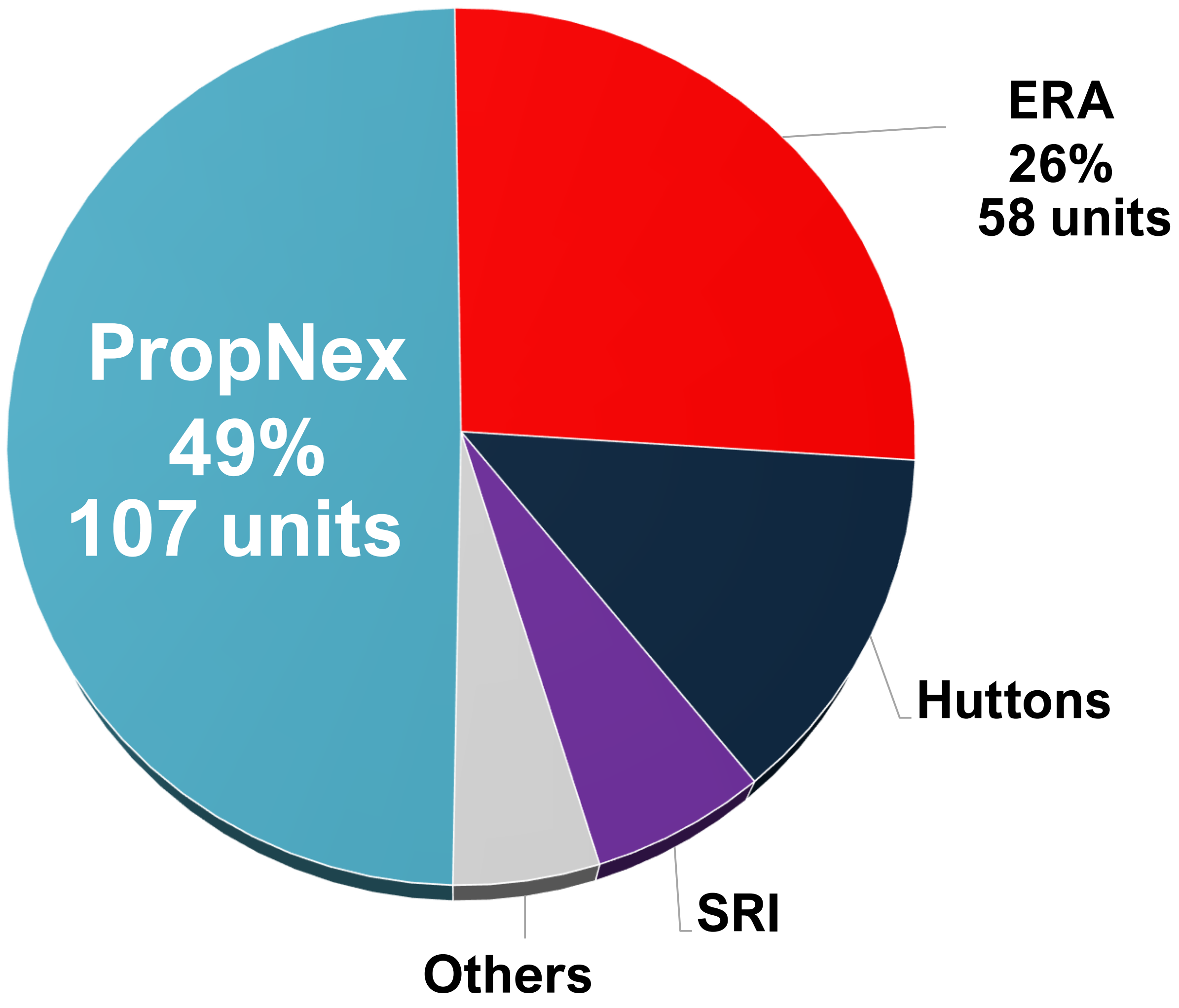
Market Share By Transaction Volume

LENTOR GARDENS RESIDENCES 鑫 丰 伦 多 花 园



Total **274 out of 502 units** sold
@ 3 August 2026

DUNEARN HOUSE



Total **219 out of 380 units** sold
@ 3 August 2026

PropNex

Industrial Projects Lined-up

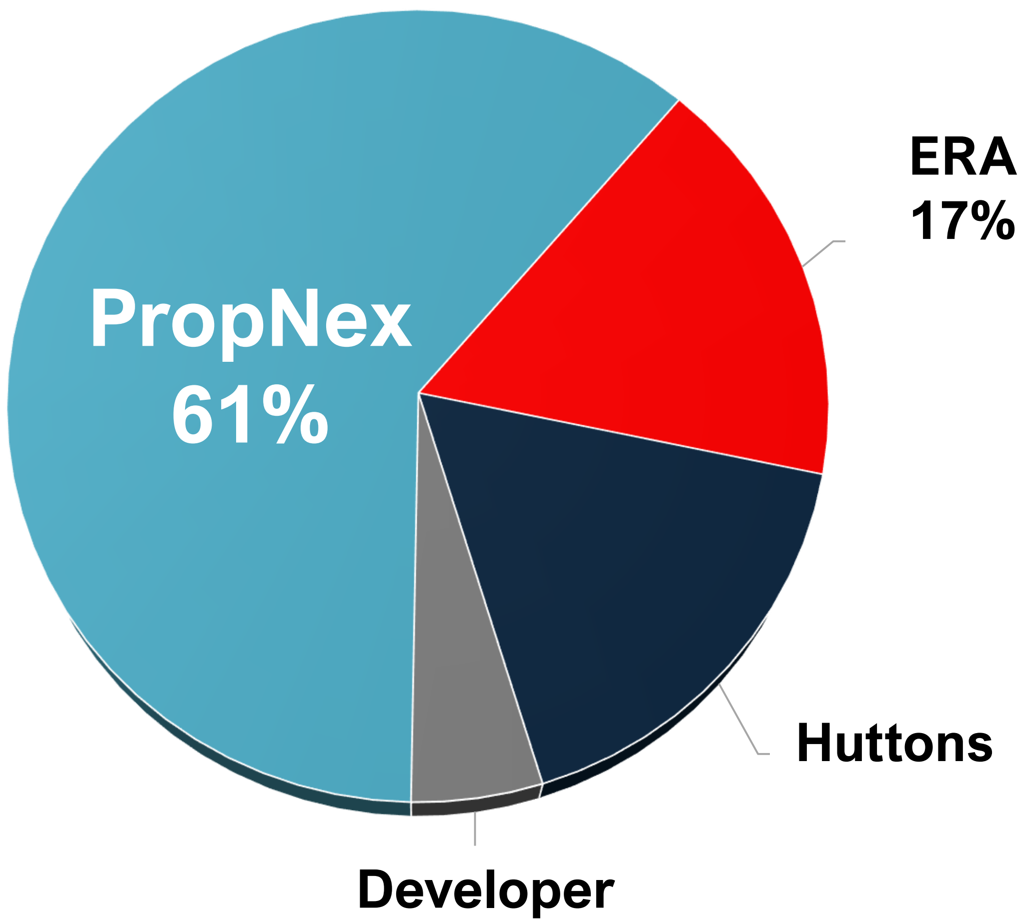
S/N	Date of Award	Project Name	Location	District	Region	Lease (Years)	Type of Development Allowed	Name of Successful Tenderer	Max. Units Allowable *	Land Owner
1	Apr 2025	FKA Ching Shine Industrial	20 Shaw Rd	13	Central	FH	Multiple-user factory	Soon Hock Group Pte Ltd	76	Private
2	28 Aug 2025	FKA Tuas Avenue 11	Pioneer Road	22	West	33	Multiple-user factory	Hock Lian Seng Holdings Limited	468	JTC
3	1 Oct 2025	Sengkang West	Sengkang West	19	North-east	33	Multiple-user factory	Soilbuild Group Holdings Ltd.	387	State
4	8 Oct 2025	Plot B, Tukang Innovation Drive	Tukang Innovation Drive	22	West	33	Multiple-user factory	Fusion Land Pte. Ltd.	312	JTC
5	23 Jan 2026	Penjuru Road	Penjuru Road	22	West	33	Multiple-user factory	Soilbuild Group Holdings Ltd.	348	JTC
6	17 Apr 26	Kaki Bukit Avenue 5	Kaki Bukit Avenue 5	14	East	33	Multiple-user factory	Chiu Teng Enterprises Pte Ltd	257	State
7	Mar 2026	FKA Kewalram House	8 Jln Kilang Timor	3	Central	99	Multiple-user factory	Soon Hock Group Pte Ltd	168	Private
8	May 2026	FKA Hwa Yew Industrial Building	17 Mandai Estate	25	North	FH	Multiple-user factory	Soilbuild Group Holdings Ltd	65	Private
9	Jun 2026	Fujifilm Building	New Industrial Rd	19	North-east	FH	Multiple-user factory	Prime Link Investment	47	Private
10	17 Jul 2026	Jalan Buroh	Jalan Buroh	22	West	33	Multiple-user factory	Soilbuild Group Holdings Ltd.	519	JTC
									2,647	

* Based on the minimum unit size of 150 sqm. Final total units may be lesser than indicated.

Recent Launches: Industrial Projects

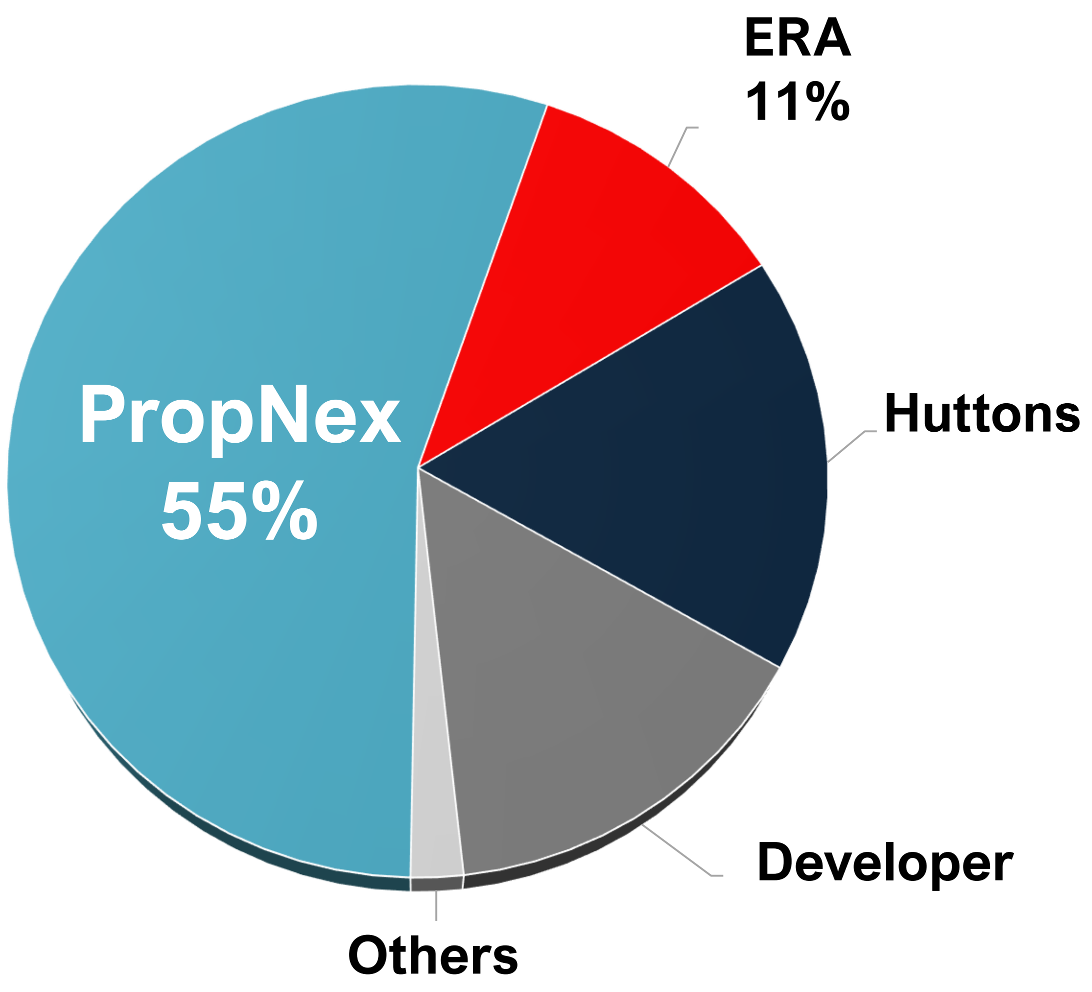
Market Share By Transaction Volume

Space Nova



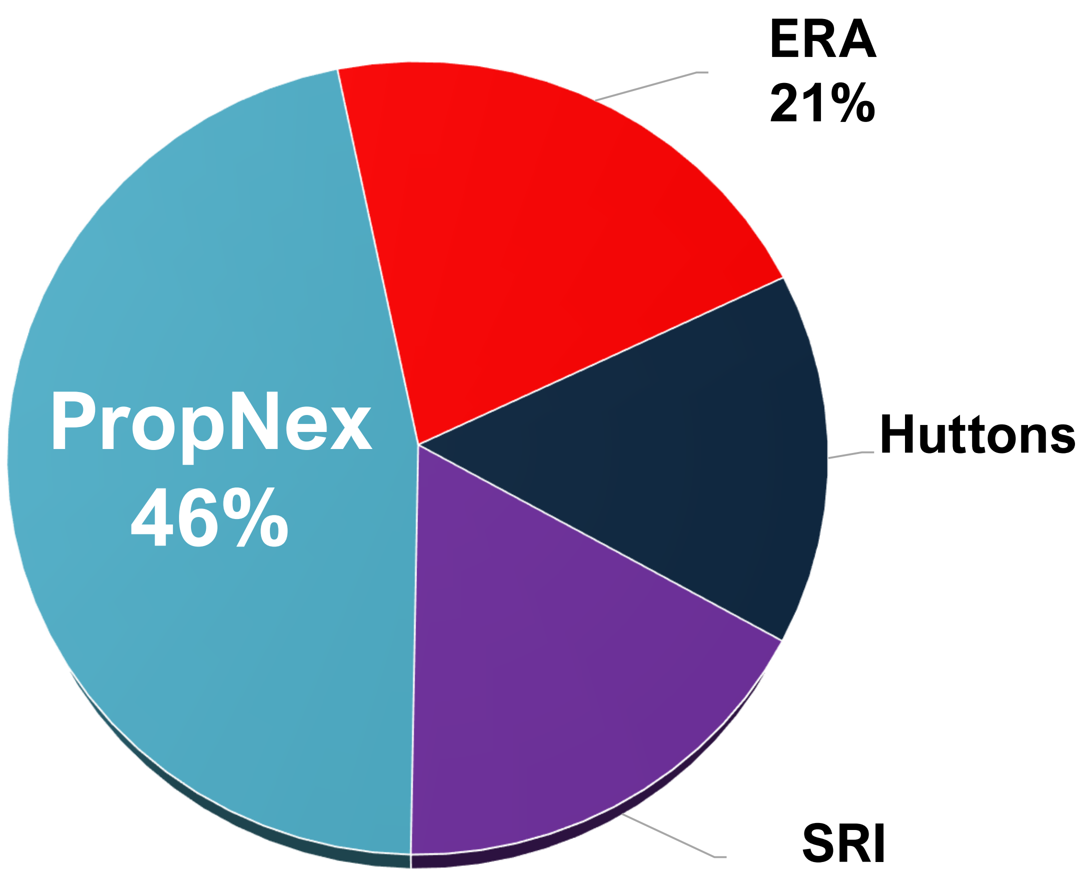
Total **41 out of 47 units** sold
@ 12 August 2026

Generations @ Tannery



53 units fully sold
@ 12 August 2026

Gate+



Total **175 out of 268 units** sold
@ 12 August 2026

04 Corporate Activities & Outreach

Property Wealth System ("PWS") Masterclass

Designed for first-time homebuyers, HDB upgraders and seasoned investors, the PWS Masterclass simplifies the property journey giving consumers the clarity, guidance, and confidence to make informed property choices. Recent session conducted at MBS Convention Centre over two days, with over 800 registrants

Recently conducted: 25 & 26 July 2026

Singapore Property XPO

From exciting new launches and international property projects to expert-led insights and exclusive opportunities, XPO brought together thousands of attendees eager to explore their next property move.

Recently conducted: 25 & 26 July 2026

Mega Consumer Empowerment Seminars (“CES”)

Education series empowering consumers with the latest real estate market trends and investment insights, covering both local and overseas property markets. In 1H2026, PropNex conducted numerous seminars at different scales, including well-attended Mega CES.

28 February 2026, Mega CES
Orchard Hotel Singapore

16 May 2026, CES
Frasers House

16 July 2026
Dunearn House Showflat

PropNex

Property Wealth System ("PWS") Agent

Special 2-day PWS course designed to equip salespersons with a structured proven framework for their business. Participants gain practical strategies on how to advise, position, and deliver long-term value to their clients, while sharpening their own investment acumen. 2 sessions conducted in 2026, with over 500 attendees.

Concluded:
11 & 12 February 2026
1 & 2 July 2026

PropNex

Advanced Sales Techniques ("AST")

Hundreds of salespersons attended the AST trainings headed by Co-Founder, Alan Lim.

4 sessions conducted in Singapore and overseas (KL) in 2026.

Record turnout of over 800 salespersons during the KL session, including invited PropNex Singapore salespersons who shared during the key training segments.

Concluded:
7 & 8 January 2026 (SG)
12 & 13 March 2026 (SG)
5 to 7 May 2026 (KL)
21 & 22 July 2026 (SG)

PropNex

PropNex Xperience

Over thousands impacted positively by our signature workshops over the years. More than just a training, it is an immersive experience engineered to elevate salespersons' confidence in their real estate business. 2 sessions conducted in 2026.

Concluded:
4 to 6 March 2026: XBC.1.0
29 & 30 April 2026: XBC.2.0

PropNex

Dynamic IT Trainings

To further empower our salespersons, a variety of tech trainings are designed and conducted by Chief Technology Officer, Michael Koh and Chief Strategy Officer, Jason Tan

- Leads Gen Marketing
- Social Media Marketing
- Business & Investment Suite
- Tech Front Runner
- Tech Activation
- My CRM Database
- Property Wealth Report Workshop

PropNex

Launch of Leads Engagement Suite

SINGAPORE PROPTECH CONVENTION 2026

More than 1,400 PropNex salespersons came together on 24 July 2026 for the first-ever Singapore PropTech Convention 2026, a landmark event that marked one of our biggest leaps yet in PropTech and AI. We welcomed Mr Alvin Tan, Minister of State, Ministry of Foreign Affairs and Ministry of National Development, as our Guest of Honour.

This event commemorated the official launch of the all-new **Leads Engagement Suite**, a powerful AI-driven platform designed to transform how our salespersons connect with leads, automate follow-ups and unlock more business opportunities with greater speed and efficiency.

Proprietary Apps:
Backed by Data Powered by PropNex

LEADS ENGAGEMENT SUITE
- ✓ Capture Leads
- ✓ Follow Up Better
- ✓ Convert With Confidence

(Eg: Manage leads with reminders, follow up alerts, ready to use engagement content)

INVESTMENT SUITE
- ✓ Market Intelligence
- ✓ Location Insights
- ✓ Investment Confidence

(Eg: Real-time trends and historical insights, detailed property analysis, price comparisons and market indicators)

AGENT SUITE
- ✓ Manage Better
- ✓ Work Smarter
- ✓ Stay Ahead

(Eg: Submissions, book training, important company info)

BUSINESS SUITE
- ✓ One Platform
- ✓ Multiple Solutions
- ✓ Endless Possibilities

(Eg: SPOT Units, Smart financial calculators, ProWeb - to create professional landing pages)

Impacting Communities

Community Chest

Strong partnership with Community Chest since 2013

Over $13 million contributed to date

Landmark contribution of $6 million for our 25th Anniversary

MOU signed pledging **$1.5 million annually from 2025 to 2027**

Empowering those in need as PropNex grows, so does our **care for society**

PropNex

Impacting Communities

PropNex Foundation

PropNex also launched the PropNex Foundation in 2025 with an **initial endowment of $10 million**, and a pledge to grow the fund to **$25 million** over the next decade.

Returns from the Foundation's investments will be **channelled towards supporting underprivileged students** and advancing educational programmes.

Since 2025,as part of this effort, **329 deserving students received $504,000 in Education Awards.**

PropNex

Impacting Communities

Part of Singapore's Iconic Landmark

In 2026, PropNex continues organising community-centric events at **PropNex Family Zone, Singapore's first-ever family-themed destination playground** spanning over 64,000 sq ft, located at Gardens by the Bay.

In June 2026, more than 2,000 attendees from over 400 families gathered at our "**PropNex x Families for Life Picnic & Movie Night**", held in support of National Family Festival 2026.

PropNex

Impacting Communities

Enriching Wildlife

We launched the **PropNex Sky Amphitheatre** at Bird Paradise in partnership with Mandai Wildlife Group on 9 March 2026. This symbolises PropNex's dedication to support wildlife conservation and environmental sustainability.

Over 2,000 PropNex salespersons, staff and their family members joined the PropNex Family Day on 11 April 2026.

Mandai Bird Paradise

PropNex

Impacting Communities

As the **Principal Partner of NDP 61**, PropNex stands alongside Singapore, strong, united, and future-ready.

Flying our flag with pride. Standing tall as a pillar of economic strength in our community. This is the fourth year that PropNex is sending a marching contingent to the parade **(2006, 2011, 2025 and 2026)**

Some contingents to weave through spectator stands

FROM A1

tingents up close, as they weave through the spectator stands of the National Stadium during the parade.

Lau said: "Our spectators are no longer just watching the parade from afar, and at that instant, become part of our parade and part of our celebrations.

"Similarly, for our participants, seeing all Singaporeans cheering them on up close and personally, their experience will be an equally unique and engaging one."

Among the civilian contingents are a mother-and-son duo, Siti Radziah Zainal Abidin, 45, and Ari Wafiy Muhammad Mahfudz, 14.

Radziah, a homemaker, volunteered to be part of the National Trades Union Congress (NTUC) contingent after receiving an e-mail inviting NTUC members to join the parade.

Subsequently, Ari, a student from Orchid Park Secondary School, was selected to be part of the National Cadet Corps (Sea) contingent, putting him on the same stage as his mother.

They diligently attend rehearsals every Saturday at Seletar Camp, and continue practising at home together in front of a mirror, correcting each other's form.

Ari said of his mother: "I am proud that she is here in NDP too. I didn't know she would step out of her comfort zone, because she is a housewife and spends most of her time at home."

The parade was last held at the National Stadium in 2016, with the 2026 edition marking 50 years since it was first held at the old National Stadium.

About 42,000 people will be able to catch the NDP, almost double that of the capacity of the Padang, where festivities were held the past few years.

Over 2,000 participants will take part in the parade. The six guard-of-honour contingents include the Singapore Armed Forces (SAF)'s Digital and Intelligence Service and the Singapore Civil Defence Force (SCDF), which fielded its first such contingent in 2025.

The presidential gun salute and state flag flypast will be conducted at Kallang Basin for the first time.

Crowd favourites such as the mobile column, Red Lions and aerial display will not make an appearance, but spectators can still catch traditional parade elements such as the *feu de joie*, French for "fire of joy", and combined military band.

NDP 2026 will be led by parade commander Caleb Chia, 43, of the RSAF, and parade regimental sergeant major Low Kay Kee, 44, a master warrant officer from the army.

It is a full-circle moment for Military Expert 6 Chia, who joined his first NDP two decades ago as part of the SAF colours party, also at the National Stadium.

"Twenty years ago, I was carrying the weight of my formation colour, and this year I will be carrying the responsibility of commanding and leading the parade," said Chia, adding that he felt grateful for his new role.

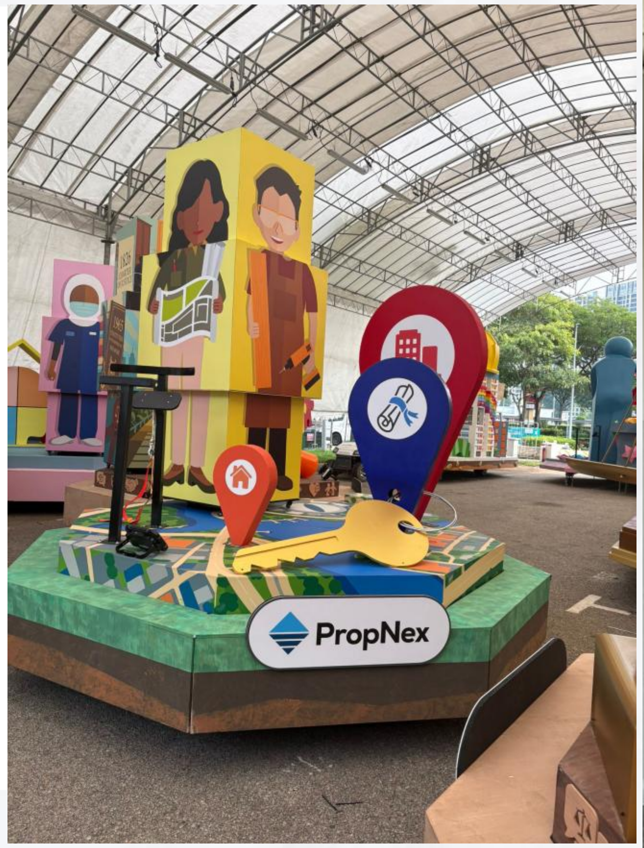
One of the most inspiring things about NDP is the people, said Chia, who had asked some participants of the parade why they chose to return year after year.

"Some say, 'Sir, because I am Singaporean', some say, 'Because I love Singapore', and others say, 'Because I want to do my little part for this Singapore that I love.' And to me, that is what NDP is all about," he said.

yujiatan@sph.com.sg

(From left) Officer cadet trainee Arivan Kavin, 20, parade and ceremony and guard-of-honour participant from the Singapore Police Force, taking a photo with NDP parade commander Caleb Chia; Ari Wafiy Muhammad Mahfudz, 14, from the National Cadet Corps; Cliona Sek, 14, from Gan Eng Seng Secondary School Girls' Brigade; NDP parade and ceremony committee chairman Anthony Lau; Siti Radziah Zainal Abidin from NTUC; Hazlinda Halim, 56, from Propnex; Telvin Tay, 55, from V3; parade regimental sergeant major Low Kay Kee, 44; and Yap Qian Yin, 35, who leads the Singapore Disability Sports Council contingent, at the National Stadium on June 25. Ari and Radziah are a mother-and-son duo both marching in NDP contingents this year. The 26 civilian contingents with over 1,200 participants will mark the largest civilian parade participation in the National Day Parade in more than a decade. ST PHOTO: BRIAN TEO

MAJULAH SINGAPURA
GO BEYOND!



2026: Touchpoints with Salespersons

Jumpstart 2026
More than 4,700 PropNex salespersons attended at Suntec Convention Centre, united by one powerful message:
We Are PropNex. Think BIG.

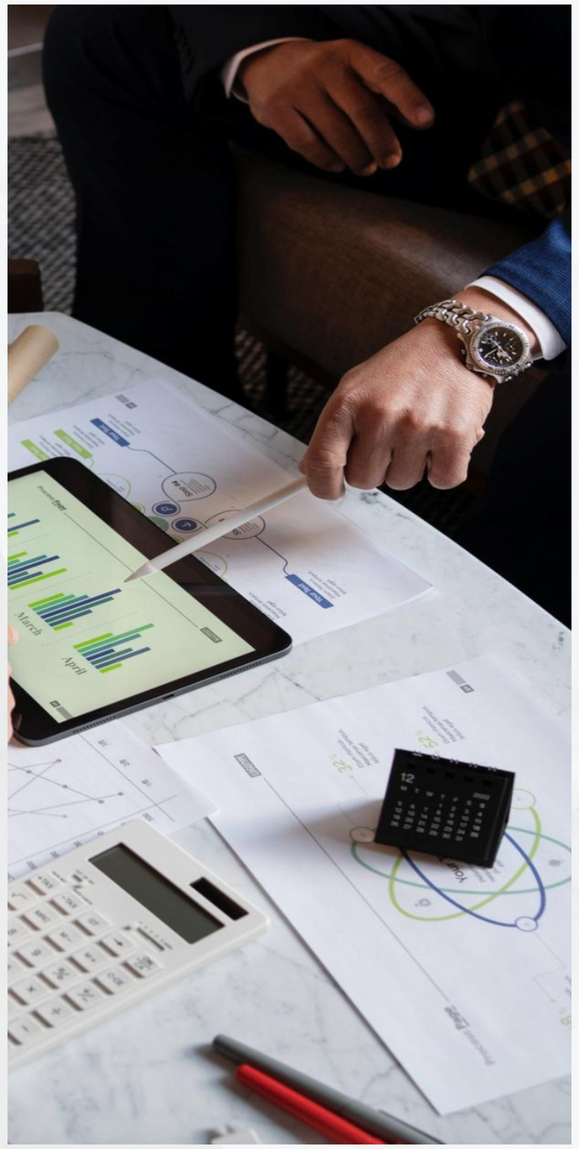


PropNex

2026: Touchpoints with Salespersons

MEGA CHINESE NEW YEAR CELEBRATION 2026
Close to 3,000 PropNexians, partners and management staff celebrated the spectacular Year of the Horse at Marina Bay Sands, displaying unity and strength

PropNex



Thank You