



**HOR KEW CORPORATION LIMITED**  
***(Company Registration No. 199903415K)***

**Condensed interim financial statements**

**For the six months ended 30 June 2025**

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# HOR KEW CORPORATION LIMITED AND ITS SUBSIDIARY COMPANIES

## A. Condensed interim consolidated statement of profit or loss and other comprehensive income

|  |      | The Group                      |                                |                         |
|--|------|--------------------------------|--------------------------------|-------------------------|
|  | Note | 6 months ended<br>30 June 2025 | 6 months ended<br>30 June 2024 | Increase/<br>(Decrease) |
|  |      | \$'000                         | \$'000                         | %                       |
| <b>Revenue</b>   | 4    | <b>33,506</b>                  | 35,285                         | (5)                     |
| Cost of sales  | 6    | (17,954)                       | (25,552)                       | (30)                    |
| <b>Gross profit</b>  |      | <b>15,552</b>                  | 9,733                          | 60                      |
| Interest income  |      | 324                            | 343                            | (6)                     |
| Other income   | 6    | 1,578                          | 1,553                          | (2)                     |
| <b>Expenses</b>  |      |                                |                                |                         |
| General and administrative expenses  | 6    | (6,770)                        | (3,769)                        | 80                      |
| Finance costs  |      | (838)                          | (1,277)                        | (34)                    |
| Net impairment loss of financial and contract assets                                 | 6    | (3,110)                        | (2,554)                        | 22                      |
| <b>Profit before taxation</b>  |      | <b>6,736</b>                   | 4,029                          | 67                      |
| Tax expense  | 7    | (2,388)                        | (883)                          | NM                      |
| <b>Profit for the period</b>   |      | <b>4,348</b>                   | 3,146                          | 38                      |
| <b>Other comprehensive loss:</b>   |      |                                |                                |                         |
| <u>Items that are or may be reclassified subsequently to profit or loss:</u>         |      |                                |                                |                         |
| Currency translation differences arising from consolidation                          |      | (91)                           | (35)                           | NM                      |
| <u>Items that will not be reclassified subsequently to profit or loss:</u>           |      |                                |                                |                         |
| Fair value gain on financial assets at fair value through other comprehensive income |      | 2                              | -                              | NM                      |
| <b>Other comprehensive loss for the period, net of tax</b>                           |      | <b>(89)</b>                    | (35)                           | NM                      |
| <b>Total comprehensive income for the period</b>                                     |      | <b>4,259</b>                   | 3,111                          | 37                      |
| <b>Earnings per share</b>  |      |                                |                                |                         |
| Basic (SGD in cent)  |      | 8.35                           | 6.04                           | 38                      |
| Diluted (SGD in cent)  |      | 8.35                           | 6.04                           | 38                      |

NM Not meaningful

## HOR KEW CORPORATION LIMITED AND ITS SUBSIDIARY COMPANIES

### B. Condensed interim statements of financial position

|   |      | The Group      |                | The Company   |               |
|---|------|----------------|----------------|---------------|---------------|
|   |      | 30             | 31             | 30            | 31            |
|   | Note | June           | December       | June          | December      |
|   |      | 2025           | 2024           | 2025          | 2024          |
|   |      | \$'000         | \$'000         | \$'000        | \$'000        |
| <b>ASSETS</b>   |      |                |                |               |               |
| <b>Non-current assets</b>   |      |                |                |               |               |
| Property, plant and equipment                                     | 10   | 31,566         | 32,295         | 711           | 249           |
| Development properties  |      | 17,415         | 17,507         |               |               |
| Investment properties   | 11   | 41,735         | 41,772         | -             | -             |
| Investment in subsidiary companies                                |      | -              | -              | 67,964        | 61,464        |
| Trade receivables   | 12   | 2,920          | 3,439          | -             | -             |
| Insurance asset   |      | 1,562          | 556            | -             | -             |
| Deferred tax assets   |      | -              | 1,844          | -             | -             |
| <b>Total non-current assets</b>                                   |      | <b>95,198</b>  | <b>97,413</b>  | <b>68,675</b> | <b>61,713</b> |
| <b>Current assets</b>   |      |                |                |               |               |
| Inventories   |      | 9,383          | 8,125          | -             | -             |
| Trade receivables   | 12   | 14,525         | 19,723         | -             | -             |
| Other receivables   |      | 1,744          | 1,106          | 26,948        | 22,460        |
| Contract assets   |      | -              | 1,186          | 1,678         | 3,039         |
| Tax recoverable   |      | 1,456          | 1,060          | -             | -             |
| Financial assets at fair value through other comprehensive income | 13   | 11             | 9              | 11            | 9             |
| Cash and cash equivalents   |      | 33,077         | 25,563         | 1,062         | 523           |
| <b>Total current assets</b>                                       |      | <b>60,196</b>  | <b>56,772</b>  | <b>29,699</b> | <b>26,031</b> |
| <b>Total assets</b>   |      | <b>155,394</b> | <b>154,185</b> | <b>98,374</b> | <b>87,744</b> |
| <b>LIABILITIES</b>  |      |                |                |               |               |
| <b>Non-current liabilities</b>                                    |      |                |                |               |               |
| Borrowings  | 14   | 25,684         | 25,995         | 546           | 151           |
| Deferred tax liabilities  |      | 1,695          | 1,710          | -             | -             |
| <b>Total non-current liabilities</b>                              |      | <b>27,379</b>  | <b>27,705</b>  | <b>546</b>    | <b>151</b>    |
| <b>Current liabilities</b>  |      |                |                |               |               |
| Trade payables  |      | 17,014         | 15,939         | -             | -             |
| Other payables  |      | 9,660          | 9,299          | 42,755        | 36,126        |
| Contract liabilities  |      | 452            | 542            | -             | -             |
| Borrowings  | 14   | 9,107          | 11,993         | 107           | 34            |
| Tax payables  |      | 2,777          | 2,399          | 68            | 68            |
| <b>Total current liabilities</b>                                  |      | <b>39,010</b>  | <b>40,172</b>  | <b>42,930</b> | <b>36,228</b> |
| <b>Total liabilities</b>  |      | <b>66,389</b>  | <b>67,877</b>  | <b>43,476</b> | <b>36,379</b> |
| <b>Net assets</b>   |      | <b>89,005</b>  | <b>86,308</b>  | <b>54,898</b> | <b>51,365</b> |
| <b>EQUITY</b>   |      |                |                |               |               |
| Share capital   | 15   | 68,323         | 68,323         | 68,323        | 68,323        |
| Other reserves  |      | (7,449)        | (7,360)        | (2)           | (4)           |
| Accumulated profits/(losses)                                      |      | 28,131         | 25,345         | (13,423)      | (16,954)      |
| <b>Total equity</b>   |      | <b>89,005</b>  | <b>86,308</b>  | <b>54,898</b> | <b>51,365</b> |

## HOR KEW CORPORATION LIMITED AND ITS SUBSIDIARY COMPANIES

### C. Condensed interim statements of changes in equity

#### The Group

|  | Note | Share capital<br>\$'000 | Other reserves<br>\$'000 | Accumulated profits<br>\$'000 | Total equity<br>\$'000 |
|--|------|-------------------------|--------------------------|-------------------------------|------------------------|
| Balance at 1 January 2024  |      | 68,323                  | (8,277)                  | 11,623                        | 71,669                 |
| Profit for the period  |      | -                       | -                        | 3,146                         | 3,146                  |
| Other comprehensive loss, net of tax:  |      |                         |                          |                               |                        |
| - Currency translation differences arising from consolidation                          |      | -                       | (35)                     | -                             | (35)                   |
| Total comprehensive (loss)/income for the period                                       |      | -                       | (35)                     | 3,146                         | 3,111                  |
| Balance at 30 June 2024  |      | 68,323                  | (8,312)                  | 14,769                        | 74,780                 |
| Balance at 1 January 2025  |      | 68,323                  | (7,360)                  | 25,345                        | 86,308                 |
| Profit for the period  |      | -                       | -                        | 4,348                         | 4,348                  |
| Other comprehensive (loss)/income, net of tax:   |      |                         |                          |                               |                        |
| - Currency translation differences arising from consolidation                          |      | -                       | (91)                     | -                             | (91)                   |
| - Fair value gain on financial assets at fair value through other comprehensive income |      | -                       | 2                        | -                             | 2                      |
| Total comprehensive (loss)/income for the period                                       |      | -                       | (89)                     | 4,348                         | 4,259                  |
| Payment of dividends   | 8    | -                       | -                        | (1,562)                       | (1,562)                |
| <b>Balance at 30 June 2025</b>   |      | <b>68,323</b>           | <b>(7,449)</b>           | <b>28,131</b>                 | <b>89,005</b>          |

#### The Company

|  | Share capital<br>\$'000 | Other reserves<br>\$'000 | Accumulated losses<br>\$'000 | Total equity<br>\$'000 |
|--|-------------------------|--------------------------|------------------------------|------------------------|
| Balance at 1 January 2024  | 68,323                  | (4)                      | (20,575)                     | 47,744                 |
| Total comprehensive income for the period  | -                       | -                        | 636                          | 636                    |
| Balance at 30 June 2024  | 68,323                  | (4)                      | (19,939)                     | 48,380                 |
| Balance at 1 January 2025  | 68,323                  | (4)                      | (16,954)                     | 51,365                 |
| Profit for the period  | -                       | -                        | 3,531                        | 3,531                  |
| Other comprehensive income for the financial year, net of tax:                         |                         |                          |                              |                        |
| - Fair value gain on financial assets at fair value through other comprehensive income | -                       | 2                        | -                            | 2                      |
| Total comprehensive income/(loss) for the period                                       | -                       | 2                        | (13,423)                     | 54,898                 |
| <b>Balance at 30 June 2025</b>   | <b>68,323</b>           | <b>(2)</b>               | <b>(13,423)</b>              | <b>54,898</b>          |

**D. Condensed interim consolidated statement of cash flows**

|   | <b>The Group</b>      |                       |
|---|-----------------------|-----------------------|
|   | <b>6 months ended</b> | <b>6 months ended</b> |
|   | <b>30 June 2025</b>   | <b>30 June 2024</b>   |
|   | <b>\$'000</b>         | <b>\$'000</b>         |
| <b>Cash flows from operating activities:</b>                                  |                       |                       |
| <b>Profit before tax</b>  | <b>6,736</b>          | <b>4,029</b>          |
| Adjustments for:  |                       |                       |
| Depreciation of property, plant and equipment                                 | <b>2,853</b>          | <b>1,476</b>          |
| Gain on disposal of property, plant and equipment                             | <b>(30)</b>           | <b>(83)</b>           |
| Impairment loss of trade receivables and contract assets                      | <b>3,110</b>          | <b>2,554</b>          |
| Interest expense  | <b>838</b>            | <b>1,278</b>          |
| Interest income from fixed deposits   | <b>(324)</b>          | <b>(343)</b>          |
| Unrealised loss on foreign exchange   | <b>808</b>            | <b>392</b>            |
| <b>Operating cash flows before working capital changes</b>                    | <b>13,991</b>         | <b>9,303</b>          |
| <b>Changes in operating assets and liabilities:</b>                           |                       |                       |
| Inventories   | <b>(1,278)</b>        | <b>91</b>             |
| Receivables   | <b>958</b>            | <b>2,641</b>          |
| Contract assets   | <b>1,186</b>          | <b>1,117</b>          |
| Contract liabilities  | <b>(91)</b>           | <b>(478)</b>          |
| Payables  | <b>1,436</b>          | <b>(127)</b>          |
| Currency translation adjustments  | <b>-</b>              | <b>(44)</b>           |
| <b>Cash generated from operations</b>   | <b>16,202</b>         | <b>12,503</b>         |
| Income tax paid   | <b>(1,641)</b>        | <b>(1,099)</b>        |
| <b>Net cash generated from operating activities</b>                           | <b>14,561</b>         | <b>11,404</b>         |
| <b>Cash flows from investing activities:</b>                                  |                       |                       |
| Proceeds from disposal of property, plant and equipment                       | <b>341</b>            | <b>266</b>            |
| Purchase of property, plant and equipment                                     | <b>(1,488)</b>        | <b>(1,104)</b>        |
| <b>Net cash used in investing activities</b>                                  | <b>(1,147)</b>        | <b>(838)</b>          |
| <b>Cash flows from financing activities:</b>                                  |                       |                       |
| Drawdown of borrowings  | <b>931</b>            | <b>-</b>              |
| Interest paid   | <b>(838)</b>          | <b>(1,278)</b>        |
| Repayment of borrowings   | <b>(4,411)</b>        | <b>(6,222)</b>        |
| Dividend paid   | <b>(1,562)</b>        | <b>-</b>              |
| <b>Net cash generated from/(used in) financing activities</b>                 | <b>(5,880)</b>        | <b>(7,500)</b>        |
| <b>Net increase in cash and cash equivalents</b>                              | <b>7,534</b>          | <b>3,066</b>          |
| Cash and cash equivalents at beginning of financial period                    | <b>8,535</b>          | <b>7,672</b>          |
| Effect of exchange rate changes on cash and cash equivalents                  | <b>(7)</b>            | <b>4</b>              |
| <b>Cash and cash equivalents at end of financial period</b>                   | <b>16,062</b>         | <b>10,742</b>         |
| <b>Cash and cash equivalents are represented by:</b>                          |                       |                       |
| Cash and cash equivalents on the consolidated statement of financial position | <b>33,077</b>         | <b>28,032</b>         |
| Fixed deposits pledged  | <b>(17,015)</b>       | <b>(17,290)</b>       |
| <b>Cash and cash equivalents per consolidated statement of cash flows</b>     | <b>16,062</b>         | <b>10,742</b>         |

### E. Notes to the condensed interim consolidated financial statements

#### 1. Corporate information

Hor Kew Corporation Limited (the "Company") (Co. Reg. No. 199903415K) is domiciled and incorporated in Singapore as a private limited liability company on 18 June 1999. It was converted to a public company on 29 March 2000 and is listed on the Singapore Exchange Securities Trading Limited.

The registered office and principal place of business of the Company is located at 66 Kallang Pudding Road, #07-01 Hor Kew Business Centre, Singapore 349324.

These condensed interim consolidated financial statements as at and for the six months ended 30 June 2025 comprise the Company and its subsidiary companies (collectively, the Group).

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

The principal activities of the Group are:

- (a) Design, manufacture and sale of prestressed and precast reinforced concrete building components
- (b) Design, manufacture and sale of prefabricated architectural metal components
- (c) Property investment and development
- (d) Investment holding
- (e) Rental of machinery

#### 2. Basis of Preparation

The condensed interim financial statements for the six months ended 30 June 2025 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2024.

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 as set out in Note 2.1.

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

##### 2.1 New and amended standards adopted by the Group

A number of amendments to SFRS(I)s have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

##### 2.2 Use of judgements and estimates

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

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

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

#### 3. Seasonal operations

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

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### 4. Segment information

The Group is organised into the following main business segments:

- (i) The property investment and development segment is involved in the development, sales and leasing of residential, commercial and industrial properties;
- (ii) The construction segment is in the business of constructing residential, institutional, industrial and commercial properties as the main contractor;
- (iii) The prefabrication segment is in the business of design, manufacture and sales of prestressed and reinforced concrete building components as well as prefabricated architectural metal components; and
- (iv) The others segment comprises mainly the Group level corporate services and treasury functions

These operating segments are reported in a manner consistent with internal reporting provided to the management who will then allocate resources and assess performance of the operating segments.

#### 4.1 Reportable segments

##### 1 January 2025 to 30 June 2025

|                              | Property<br>investment<br>and<br>development<br>\$'000 | Construction<br>\$'000 | Prefabrication<br>\$'000 | Others<br>\$'000 | Eliminations<br>\$'000 | Consolidated<br>\$'000 |
|------------------------------|--|------------------------|--------------------------|------------------|------------------------|------------------------|
| <b>Segment revenue</b>       |  |                        |                          |                  |                        |                        |
| Sales to external customers  | -  | -                      | 33,506                   | -                | -                      | 33,506                 |
| Inter-segment sales          | -  | -                      | -                        | 1,678            | (1,678)                | -                      |
| Total revenue                | -  | -                      | 33,506                   | 1,678            | (1,678)                | 33,506                 |
| <b>Segment (loss)/profit</b> | (218)  | (335)                  | 7,006                    | 283              | -                      | 6,736                  |
| Tax expense                  |  |                        |                          |                  |                        | (2,388)                |
| Profit for the period        |  |                        |                          |                  |                        | 4,348                  |
| <b>Segment assets</b>        | 75,573   | 5,543                  | 62,039                   | 12,239           | -                      | 155,394                |
| <b>Segment liabilities</b>   | 25,481   | 5,712                  | 30,413                   | 4,783            | -                      | 66,389                 |

##### 1 January 2024 to 30 June 2024

|                              | Property<br>investment<br>and<br>development<br>\$'000 | Construction<br>\$'000 | Prefabrication<br>\$'000 | Others<br>\$'000 | Eliminations<br>\$'000 | Consolidated<br>\$'000 |
|------------------------------|--|------------------------|--------------------------|------------------|------------------------|------------------------|
| <b>Segment revenue</b>       |  |                        |                          |                  |                        |                        |
| Sales to external customers  | -  | -                      | 35,285                   | -                | -                      | 35,285                 |
| Inter-segment sales          | -  | -                      | -                        | 1,320            | (1,320)                | -                      |
| Total revenue                | -  | -                      | 35,285                   | 1,320            | (1,320)                | 35,285                 |
| <b>Segment (loss)/profit</b> | (2)  | (376)                  | 3,773                    | 634              | -                      | 4,029                  |
| Tax expense                  |  |                        |                          |                  |                        | (883)                  |
| Profit for the period        |  |                        |                          |                  |                        | 3,146                  |
| <b>Segment assets</b>        | 74,639   | 5,455                  | 61,137                   | 12,798           | -                      | 154,029                |
| <b>Segment liabilities</b>   | 25,559   | 14,161                 | 36,006                   | 3,523            | -                      | 79,249                 |



**4.2 Geographical information**

|                                | <b>Revenues</b>                    | <b>Non-current assets</b> |
|--------------------------------|------------------------------------|---------------------------|
|                                | <b>6 months ended 30 June 2025</b> | <b>30 June 2025</b>       |
|                                | <b>\$'000</b>                      | <b>\$'000</b>             |
| Singapore                      | 33,506                             | 59,897                    |
| The People's Republic of China | -                                  | 973                       |
| Malaysia                       | -                                  | 29,846                    |
| <b>Total</b>                   | <b>33,506</b>                      | <b>90,716</b>             |

  

|                                | <b>6 months ended 30 June 2024</b> | <b>30 June 2024</b> |
|--------------------------------|------------------------------------|---------------------|
|                                | <b>\$'000</b>                      | <b>\$'000</b>       |
| Singapore                      | 35,285                             | 60,205              |
| The People's Republic of China | -                                  | 1,015               |
| Malaysia                       | -                                  | 12,297              |
| <b>Total</b>                   | <b>35,285</b>                      | <b>73,517</b>       |

Non-current assets information presented above are non-current assets as presented on the consolidated statement of financial position excluding financial instruments and deferred tax assets.

**5. Financial assets and financial liabilities**

Set out below is an overview of the financial assets and financial liabilities held by the Group as at 30 June 2025 and 31 December 2024:

|   | <b>The Group</b>    |                         | <b>The Company</b>  |                         |
|---|---------------------|-------------------------|---------------------|-------------------------|
|   | <b>30 June 2025</b> | <b>31 December 2024</b> | <b>30 June 2025</b> | <b>31 December 2024</b> |
|   | <b>\$</b>           | <b>\$</b>               | <b>\$</b>           | <b>\$</b>               |
| <b>Financial assets</b>   |                     |                         |                     |                         |
| Cash and bank balances and trade and other receivables (amortised cost) | 58,401              | 52,735                  | 28,010              | 22,983                  |
| Financial assets at fair value through other comprehensive income       | 11                  | 9                       | 11                  | 9                       |
|   | <b>58,412</b>       | <b>52,744</b>           | <b>28,021</b>       | <b>22,992</b>           |
| <b>Financial liabilities</b>  |                     |                         |                     |                         |
| Trade and other payables and borrowings (amortised cost)                | 120,797             | 65,625                  | 43,476              | 36,379                  |
|   | <b>120,797</b>      | <b>65,625</b>           | <b>43,476</b>       | <b>36,379</b>           |

**6. Profit before taxation**

**6.1. Significant items**

|   | <b>The Group</b>                       |  |
|---|--|--|
|   | <b>6 months ended 30<br/>June 2025</b> | <b>6 months ended 30<br/>June 2024</b> |
|   | <b>\$'000</b>                          | <b>\$'000</b>                          |
| <b>Income</b>                                     |  |  |
| Rental income                                     | <b>957</b>                             | 663                                    |
| Sales of scrap metal                              | <b>150</b>                             | 265                                    |
| Government grant income                           | <b>38</b>                              | 35                                     |
| Exchange gain                                     | <b>-</b>                               | 133                                    |
| Gain on disposal of property, plant and equipment | <b>30</b>                              | 83                                     |
| <b>Expenses</b>                                   |  |  |
| Impairment loss on trade receivables              | <b>3,110</b>                           | 2,554                                  |
| Depreciation of property, plant and equipment     | <b>2,853</b>                           | 1,530                                  |
| Directors' fees                                   | <b>56</b>                              | 81                                     |
| Foreign exchange loss                             | <b>461</b>                             | -                                      |
| Staff costs                                       | <b>6,331</b>                           | 4,493                                  |

**6.2. Related party transactions**

In addition to the information disclosed elsewhere in the financial statements, the following transactions took place between the Group and related parties, who are not members of the Group during the financial year on terms agreed by the parties concerned:

|  | <b>6 months ended<br/>30 June 2025</b> | <b>6 months ended<br/>30 June 2024</b> |
|--|--|--|
|  | <b>\$'000</b>                          | <b>\$'000</b>                          |
| Maintenance fee charged by a related party | <b>7</b>                               | <b>8</b>                               |

Related parties comprise mainly companies which are controlled by the Company's directors and their close family members.

**7. Taxation**

The Group calculates the period income tax expense 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 statement of profit or loss are:

|   | <b>6 months ended<br/>30 June 2025</b> | <b>6 months ended<br/>30 June 2024</b> |
|---|--|--|
|   | <b>\$'000</b>                          | <b>\$'000</b>                          |
| Income tax expense (current year)                           | <b>1,764</b>                           | 608                                    |
| Income tax credit (overprovision in respect of prior years) | <b>(143)</b>                           | -                                      |
| Deferred tax expense/(credit) (current year)                | <b>767</b>                             | 275                                    |
|   | <b>2,388</b>                           | 883                                    |

**8. Dividends**

No dividend has been declared or recommended for the period ended 30 June 2025 (31 December 2024: nil).

As can be seen from the statements of financial position under Note B, as at 30 June 2025 although the Group had accumulated profits of \$28.1 million, the Company had accumulated losses of \$13.4 million. The Board had considered this, and was of the view that while the Group was profitable for the financial period ended 30 June 2025, it would be more prudent to further assess whether to propose payment of dividends based on full year results, as was practised for the previous financial year ended 31 December 2024.

|  | <b>The Group</b>                                  |   |
|--|---|---|
|  | <b>6 months ended<br/>30 June 2025<br/>\$'000</b> | <b>6 months ended<br/>30 June 2024<br/>\$'000</b> |
| <b>Ordinary dividends paid</b>   |   |   |
| Final dividend paid in respect of the previous financial year at 3 cents (2024: nil) per share | <b>1,562</b>                                      | <b>-</b>  |

At the Annual General Meeting on 30 April 2025, a final dividend of 3 cents per share was approved in respect of the results for the financial year ended 31 December 2024, and the payout of \$1.6 million was made on 30 May 2025.

**9. Net Asset Value**

|                                    | <b>The Group</b>    |                         | <b>The Company</b>  |                         |
|------------------------------------|---------------------|-------------------------|---------------------|-------------------------|
|                                    | <b>30 June 2025</b> | <b>31 December 2024</b> | <b>30 June 2025</b> | <b>31 December 2024</b> |
|                                    | <b>\$</b>           | <b>\$</b>               | <b>\$</b>           | <b>\$</b>               |
| Net asset value per ordinary share | <b>1.71</b>         | 1.66                    | <b>1.05</b>         | 0.99                    |

**10. Property, plant and equipment**

During the six months ended 30 June 2025, the Group acquired assets amounting to \$1.5 million (30 June 2024: \$1.1 million) and disposed of assets amounting to \$0.4 million (30 June 2024: \$0.3 million).

**11. Investment properties**

The Group's investment properties consist of both industrial, residential and commercial properties, held for long-term rental yields and/or capital appreciation and are not substantially occupied by the Group. They are mainly leased to third parties under operating leases.

The investment properties held by the Group at the end of each reporting period were as follows:

|                      |                    | <b>30 June 2025</b> | <b>31 December 2024</b> |
|----------------------|--------------------|---------------------|-------------------------|
|                      |                    | <b>\$'000</b>       | <b>\$'000</b>           |
| <b>Property type</b> | <b>Tenure</b>      |                     |                         |
| Commercial           | 70 years from 1993 | <b>973</b>          | 1,010                   |
| Industrial           | Freehold           | <b>34,762</b>       | 34,762                  |
| Residential          | Freehold           | <b>6,000</b>        | 6,000                   |
|                      |                    | <b>41,735</b>       | 41,772                  |

**11.1 Valuation**

The Group engages external, independent and qualified valuers to determine the fair value of the Group's properties at the end of every financial year based on the property's highest and best use. Discussions on the valuation process, key inputs applied in the valuation approach and the reasons for the fair value changes are held between the management and the independent valuers annually.

The last valuation of each investment property was conducted as at 31 December 2024.

## HOR KEW CORPORATION LIMITED AND ITS SUBSIDIARY COMPANIES

12. In accordance with Financial Reporting Standards, the Group used a provision matrix to estimate the expected credit loss ("ECL") allowance required for its trade receivables as at 30 June 2025. Based on the matrix, the Group estimated the ECL rates based on historical observed default rates, and then adjusted these rates based on forward-looking factors specific to the debtors and economic environment. Retention sums under non-current trade receivables were also impaired where needed. Using this methodology, the Group was required to top up its ECL allowance as at 30 June 2025 such that total impairment loss on trade receivables of \$34.0 million was provided for the financial period ended 30 June 2025.

Below shows the ageing profile of the Group's current and non-current trade receivables as at 30 June 2025, in bands of 3 months:

|  | Not yet<br>due<br>\$'000 | 1 to 3<br>months<br>\$'000 | 4 to 6<br>months<br>\$'000 | 7 to 9<br>months<br>\$'000 | 10 to 12<br>months<br>\$'000 | >12<br>months<br>\$'000 | Total<br>\$'000 |
|--|--------------------------|----------------------------|----------------------------|----------------------------|------------------------------|-------------------------|-----------------|
| Current trade receivables  | 3,567                    | 10,770                     | 7,903                      | 1,190                      | 1,031                        | 24,086                  | 48,547          |
| Non-current trade receivables<br>(retention sums not due within<br>next twelve months) | -                        | -                          | -                          | -                          | -                            | 2,920                   | 2,920           |
| Impairment loss on trade<br>receivables  | (182)                    | (3,658)                    | (5,118)                    | (356)                      | (476)                        | (24,232)                | (34,022)        |
|  | <b>3,385</b>             | <b>7,112</b>               | <b>2,785</b>               | <b>834</b>                 | <b>555</b>                   | <b>2,774</b>            | <b>17,445</b>   |

The Board had assessed this impairment loss on trade receivables of \$34.0 million to be adequate for the financial period ended 30 Jun 2025, and that the total current and non-current trade receivables after impairment of \$17.4 million as at 30 June 2025 to be recoverable.

The Group had implemented tight credit control measures in its business, but despite its best efforts from time to time there would inevitably be still some receivables which took longer than expected to recover, and sometimes the Group made certain judgement calls to extend longer credit to customers under certain circumstances in view of long term commercial interests. The Group made the above impairment as required under the Financial Reporting Standards. Despite the impairment, the Group will continue to try its best to recover its receivables, including carrying out legal actions against debtors accordingly where necessary.

### 13. Financial assets at fair value through other comprehensive income

This represents quoted equity securities listed in Singapore which are not held for trading. Accordingly, management has elected to designate this investment in equity shares at fair value through other comprehensive income. It is the Group's strategy to hold this investment for long-term purposes.

### 14. Borrowings

|   | The Group                 |                               | The Company               |                               |
|---|---------------------------|-------------------------------|---------------------------|-------------------------------|
|   | 30 June<br>2025<br>\$'000 | 31 December<br>2024<br>\$'000 | 30 June<br>2025<br>\$'000 | 31 December<br>2024<br>\$'000 |
| <u>Amount repayable within one year, or on demand</u> |                           |                               |                           |                               |
| Secured   | 9,107                     | 11,993                        | 107                       | 34                            |
| <u>Amount repayable after one year</u>                |                           |                               |                           |                               |
| Secured   | 25,684                    | 25,995                        | 546                       | 151                           |

#### Details of collaterals

Secured borrowings are collateralised by:

- (1) Certain subsidiary companies of the Group have pledged their assets for the borrowings;
- (2) First legal mortgages over certain subsidiary companies' investment properties, as well as assignment of all rights, titles and interests on all sale and tenancy agreements, building agreements, construction contracts, guarantees, performance bonds, insurance policies and any other contracts; and
- (3) Corporate guarantees have been given by the Company to secure borrowings of certain subsidiary companies.

**15. Share capital**

During the period under review, there was no change in the Company's share capital. The total number of issued shares as at 30 June 2025 was 52,066,937 shares (31 December 2024: 52,066,937 shares).

The Company did not hold any treasury shares nor share options as at 30 June 2025 and 31 December 2024.

The Company's subsidiary companies did not hold any shares in the Company as at 30 June 2025 and 31 December 2024.

**16. Subsequent events**

There were no known subsequent events which have led to adjustments to this set of interim financial statements.

**F. Other information required by Listing Rule Appendix 7.2****17. Review**

The condensed consolidated statement of financial position of Hor Kew Corporation Limited and its subsidiary companies as at 30 June 2025 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

**18. Review of performance of the Group**Consolidated statement of profit or loss and other comprehensive income

Revenue of the Group decreased from \$35.3 million in the six months ended 30 June 2024 ("1H 2024") to \$33.5 million in the six months ended 30 June 2025 ("1H 2025") mainly due to decrease in delivery volumes of prefabricated building components.

Despite lower revenue in 1H 2025, the Group achieved a much higher gross profit of \$15.6 million compared to the gross profit of \$9.7 million in 1H 2024, with significantly higher gross profit margin of 46.4% in 1H 2025 compared to the gross profit margin of 27.6% in 1H 2024. This was mainly due to substantially higher selling prices of our prefabricated metal building components from newer projects while keeping costs under control.

Interest income of the Group remained roughly the same at \$0.3 million in 1H 2024 and 1H 2025 as interest rates for fixed deposits were stable.

Other income of the Group remained roughly the same at \$1.6 million in 1H 2024 and 1H 2025.

General and administrative expenses increased \$3.0 million from \$3.8 million in 1H 2024 to \$6.8 million in 1H 2025, mainly due to foreign exchange loss of \$0.5 million in 1H 2025 (compared to \$0.1 million of foreign exchange gain in 1H 2024 classified under other income), and increases in impairment loss on trade receivables of \$0.5 million and staff costs of \$1.6 million.

Finance costs decreased from \$1.3 million in 1H 2024 to \$0.8 million in 1H 2025 mainly due to repayment of borrowings and fall in interest rates.

Net impairment loss of financial and contract assets increased from \$2.6 million in 1H 2024 to \$3.1 million in 1H 2025.

Profit before tax of the Group was reported at \$6.7 million for 1H 2025, which was \$2.7 million higher than the \$4.0 million for 1H 2024.

The Group recorded a tax expense of \$2.4 million in 1H 2025 (1H 2024: tax expense of \$0.9 million) after reviewing its current tax status.

After taking into consideration of the above, the Group recorded profit after tax of \$4.3 million in 1H 2025 (1H 2024: \$3.1 million).

There was a currency translation loss arising from consolidation of \$91,000 in 1H 2025 (1H 2024: \$35,000) due to net investments in subsidiary companies operating in foreign countries.

There was a fair value gain on financial assets at fair value through other comprehensive income of \$2,000 in 1H 2025 (1H 2024: nil).

Total comprehensive income of the Group was recorded at \$4.3 million in 1H 2025 (1H 2024: \$3.1 million).

### Consolidated statement of financial position

Non-current assets decreased \$2.2 million from \$97.4 million as at 31 December 2024 to \$95.2 million as at 30 June 2025 mainly due to depreciation expense. Deferred tax assets decreased \$1.8 million due to full utilisation. Insurance asset increased \$1.0 million due to a new keyman insurance policy taken up during the year.

Current assets increased by \$3.4 million from \$56.8 million as at 31 Dec 2024 to \$60.2 million as at 30 June 2025. Cash and cash equivalents increased by \$7.5 million mainly due to net cash generated from operating activities being more than the cash used in investing and financing activities. Contract assets fell by \$1.2 million due to completion of performance obligations and subsequent billings to customers. Current trade receivables decreased \$5.2 million mainly due to decrease in revenue as a result of lower deliveries of goods to customers. Other receivables rose by \$0.6 million mainly due to increase in sundry debtors.

Total assets of the Group increased \$1.2 million from \$154.2 million as at 31 December 2024 to \$155.4 million as at 30 June 2025.

Non-current liabilities decreased by \$0.3 million from \$27.7 million as at 31 December 2024 to \$27.4 million as at 30 June 2025, mainly due to repayment of borrowings.

Current liabilities decreased by \$1.2 million from \$40.2 million as at 31 December 2024 to \$39.0 million as at 30 June 2025. Current borrowings decreased by \$2.9 million from \$12.0 million as at 31 December 2024 to \$9.1 million as at 30 June 2025 due to repayment of borrowings. Trade payables increased by \$1.1 million mainly due to cash flow management. Other payables rose by \$0.4 million, from \$9.3 million to \$9.7 million, due to slow down in payments to sundry creditors. Contract liabilities remained unchanged at \$0.5 million.

Total liabilities of the Group decreased \$1.5 million from \$67.9 million as at 31 December 2024 to \$66.4 million as at 30 June 2025.

The net assets of the Group recorded as at 30 June 2025 was \$89.0 million, an increase of \$2.7 million from \$86.3 million as at 31 December 2024, due to \$4.3 million comprehensive income earned in 1H 2025 less dividends paid of \$1.6 million.

### Consolidated statement of cash flows

The Group generated net cash of \$14.6 million from its operating activities in 1H 2025.

It used \$1.1 million in investing activities mainly for purchasing property, plant and equipment.

It used \$5.9 million in financing activities mainly due to repayment of borrowings.

Overall, the Group generated \$7.5 million in 1H 2025, and the cash and cash equivalents stood at \$16.1 million as at 30 June 2025.

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

The Group's actual results are in line with the commentary of the Group's previous results announcement (2024 full year financial statements announcement) released on 28 February 2025.

**20. 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 operating period and the next 12 months.**

The demand in the Singapore construction industry is expected to remain strong. The Group shall continue its strategy of tendering for projects with prices that are expected to yield higher margins while managing its cost.

**21. Interested person transactions**

The Group has not obtained a general mandate from shareholders of the Company for Interested Person Transactions.

There were no interested person transactions for the six-month period ended 30 June 2025.

**22. Confirmation that the issuer has procured undertaking from all its directors and executive officers (in the format as set out in Appendix 7.7) under Rule 720(1)**

The Company has received undertaking from all its directors and executive officers in the format as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual of the SGX-ST.

**23. Confirmation by the Board**

Pursuant to Rule 705(5) of the Listing Manual, on behalf of the Board of Directors of the Company, we, the undersigned, hereby confirm that, to the best of our knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the financial statements for the six-month period ended 30 June 2025 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

**MR BENJAMIN AW CHI-KEN**

Executive Deputy Chairman and Chief Executive Officer

**MS ELICIA AW YING YING**

Executive Director

Singapore

14 August 2025