

EnGro Corporation Limited and its Subsidiaries
Registration Number: 197302229H

Condensed Interim Financial Information
For the half year ended 30 June 2025

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Condensed interim consolidated statement of profit or loss
For the half year ended 30 June 2025

		Group		
	Note	1H2025	1H2024	Change
		\$'000	\$'000	%
Revenue		104,473	83,599	25.0
Other income	4	2,169	2,287	(5.2)
Changes in inventories of finished goods and work in progress		(9,589)	4,813	n.m.
Raw materials and consumables used		(65,826)	(65,972)	(0.2)
Depreciation of property, plant and equipment		(2,286)	(1,351)	69.2
Depreciation of right-of-use assets		(1,477)	(1,197)	23.4
Depreciation of investment properties		(28)	(24)	16.7
Amortisation of intangible assets		(27)	(104)	(74.0)
Staff costs		(7,452)	(7,382)	0.9
Reversal of impairment loss/(Impairment loss) on financial assets		14	(184)	n.m.
Other expenses	5	(17,116)	(12,152)	40.8
Net change in fair value of financial assets	6	6,086	(2,564)	n.m.
Results from operating activities		8,941	(231)	n.m.
Finance income	7	573	950	(39.7)
Finance costs	7	(641)	(484)	32.4
Net finance (costs)/income		(68)	466	n.m.
Share of (losses)/profits of associates and joint ventures, net of tax		(69)	265	n.m.
Profit before tax		8,804	500	1,661.4
Tax expense	8	(152)	(480)	(68.3)
Profit for the period		8,652	20	43,512.5
Profit attributable to:				
Owners of the Company		8,654	428	1,922.0
Non-controlling interests		(2)	(408)	(99.5)
Profit for the period		8,652	20	43,160.0
Earnings per share				
Basic earnings per share (cents)	9	7.29	0.36	
Diluted earnings per share (cents)	9	7.29	0.36	

n.m. – not meaningful

Condensed interim consolidated statement of comprehensive income
For the half year ended 30 June 2025

	Group		
	1H2025	1H2024	Change
	\$'000	\$'000	%
Profit for the period	8,652	20	43,512.5
Other comprehensive income			
Items that will not be reclassified to profit or loss:			
Net change in fair value of equity investments at fair value through other comprehensive income	(599)	(893)	(32.9)
Items that are or may be reclassified subsequently to profit or loss:			
Foreign currency translation differences – foreign operations	(2,185)	516	n.m.
Foreign currency translation differences on loss of joint control reclassified to profit or loss	-	913	n.m.
Share of foreign currency translation differences of associates and joint ventures	(2,756)	577	n.m.
Exchange differences on monetary items forming part of net investment in foreign operations	(2,628)	413	n.m.
	(7,569)	2,419	n.m.
Other comprehensive income for the period, net of tax	(8,168)	1,526	n.m.
Total comprehensive income for the period	<u>484</u>	<u>1,546</u>	(68.7)
Total comprehensive income attributable to:			
Owners of the Company	610	1,696	(64.0)
Non-controlling interests	(126)	(150)	(16.0)
Total comprehensive income for the period	<u>484</u>	<u>1,546</u>	(68.7)

n.m. – not meaningful

Condensed interim statements of financial position
As at 30 June 2025

	Note	Group		Company	
		As at	As at	As at	As at
		30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
		\$'000	\$'000	\$'000	\$'000
Assets					
Property, plant and equipment	11	35,663	27,693	7,545	5,488
Subsidiaries		-	-	78,395	78,159
Intangible assets		497	527	458	482
Investment properties	12	2,649	2,691	-	-
Associates and joint ventures	13	61,261	63,895	29,161	29,162
Other investments	14	76,120	71,376	13,002	2,570
Loan to subsidiaries		-	-	4,000	3,000
Other assets		78	78	78	78
Right-of-use assets	15	20,391	20,808	7,687	7,882
Deferred tax assets		384	25	-	-
Lease receivables		-	-	231	254
Non-current assets		197,043	187,093	140,557	127,075
Other investments	14	6,297	4,652	5,001	3,100
Inventories	16	7,680	15,961	2,212	9,524
Trade and other receivables	17	57,587	50,073	37,663	39,710
Loan to subsidiaries		-	-	6,066	4,212
Lease receivables		-	-	46	45
Cash and cash equivalents		62,037	66,111	33,129	43,271
Current assets		133,601	136,797	84,117	99,862
Total assets		330,644	323,890	224,674	226,937
Equity					
Share capital	18	85,270	85,270	85,270	85,270
Reserves		170,996	173,947	122,136	125,380
Equity attributable to owners of the Company		256,266	259,217	207,406	210,650
Non-controlling interests		2,850	2,976	-	-
Total equity		259,116	262,193	207,406	210,650
Liabilities					
Lease liabilities	19	18,700	19,514	6,689	6,841
Loans and borrowings	19	5,389	4,703	486	671
Deferred tax liabilities		875	927	-	-
Provision for reinstatement costs		2,082	1,691	792	932
Non-current liabilities		27,046	26,835	7,967	8,444
Loans and borrowings	19	3,777	2,705	905	1,434
Trade and other payables	20	37,491	28,887	7,611	5,694
Lease liabilities	19	2,663	2,532	785	715
Current tax liabilities		316	503	-	-
Provision for reinstatement costs		235	235	-	-
Current liabilities		44,482	34,862	9,301	7,843
Total liabilities		71,528	61,697	17,268	16,287
Total equity and liabilities		330,644	323,890	224,674	226,937

Condensed interim consolidated statement of changes in equity
For the half year ended 30 June 2025

	Attributable to owners of the Company							
	Share capital	Capital reserve	Foreign currency translation reserve	Fair value reserve	Accumulated profits	Total	Non-controlling interests	Total equity
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Group								
At 1 January 2024	85,270	(55)	(16,094)	(13,352)	207,679	263,448	3,618	267,066
Total comprehensive income for the period								
Profit/(Loss) for the period	-	-	-	-	428	428	(408)	20
Other comprehensive income								
Foreign currency translation differences – foreign operations	-	-	456	-	-	456	60	516
Foreign currency translation differences on loss of joint control reclassified to profit or loss	-	-	715	-	-	715	198	913
Share of foreign currency translation differences of equity-accounted investees	-	-	577	-	-	577	-	577
Exchange differences on monetary items forming part of net investment in foreign operations	-	-	413	-	-	413	-	413
Net change in fair value of financial assets at fair value through other comprehensive income	-	-	-	(893)	-	(893)	-	(893)
Total other comprehensive income	-	-	2,161	(893)	-	1,268	258	1,526
Total comprehensive income for the period	-	-	2,161	(893)	428	1,696	(150)	1,546
Transactions with owners, recognised directly in equity								
Distributions to owners								
Final one-tier dividend declared of 3.0 cents per share	-	-	-	-	(3,561)	(3,561)	-	(3,561)
Special one-tier dividend declared of 2.0 cents per share	-	-	-	-	(2,374)	(2,374)	-	(2,374)
Total distributions to owners	-	-	-	-	(5,935)	(5,935)	-	(5,935)
At 30 June 2024	85,270	(55)	(13,933)	(14,245)	202,172	259,209	3,468	262,677

Condensed interim consolidated statement of changes in equity (cont'd)
For the half year ended 30 June 2025

	Attributable to owners of the Company					Non-controlling interests	Total equity
	Share capital	Capital reserve	Foreign currency translation reserve	Fair value reserve	Accumulated profits		
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Group							
At 1 January 2025	85,270	(53)	(13,290)	(15,546)	202,836	2,976	262,193
Total comprehensive income for the period							
Profit/(Loss) for the period	-	-	-	-	8,654	(2)	8,652
Other comprehensive income							
Foreign currency translation differences – foreign operations	-	-	(2,061)	-	-	(124)	(2,185)
Share of foreign currency translation differences of equity-accounted investees	-	-	(2,756)	-	-	-	(2,756)
Exchange differences on monetary items forming part of net investment in foreign operations	-	-	(2,628)	-	-	-	(2,628)
Net change in fair value of financial assets at fair value through other comprehensive income	-	-	-	(599)	-	-	(599)
Total other comprehensive income	-	-	(7,445)	(599)	-	(124)	(8,168)
Total comprehensive income for the period	-	-	(7,445)	(599)	8,654	(126)	484
Transactions with owners, recognised directly in equity							
Distributions to owners							
Final one-tier dividend declared of 3.0 cents per share	-	-	-	-	(3,561)	-	(3,561)
Total distributions to owners	-	-	-	-	(3,561)	-	(3,561)
At 30 June 2025	85,270	(53)	(20,735)	(16,145)	207,929	2,850	259,116

Condensed interim consolidated statement of changes in equity (cont'd)
For the half year ended 30 June 2025

	Attributable to owners of the Company				
	Share capital	Capital reserve	Fair value reserve	Accumulated profits	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Company					
At 1 January 2024	85,270	(55)	(12,562)	135,048	207,701
Total comprehensive income for the period					
Profit for the period	-	-	-	7,349	7,349
Other comprehensive income					
Net change in fair value of financial assets at fair value through other comprehensive income	-	-	(893)	-	(893)
Total other comprehensive income	-	-	(893)	-	(893)
Total comprehensive income for the period	-	-	(893)	7,349	6,456
Transactions with owners, recognised directly in equity					
Distributions to owners					
Final one-tier dividend declared of 3.0 cents per share	-	-	-	(3,561)	(3,561)
Special one-tier dividend declared of 2.0 cents per share	-	-	-	(2,374)	(2,374)
Total distributions to owners	-	-	-	(5,935)	(5,935)
At 30 June 2024	85,270	(55)	(13,455)	136,462	208,222
At 1 January 2025	85,270	(55)	(14,756)	140,191	210,650
Total comprehensive income for the period					
Profit for the period	-	-	-	916	916
Other comprehensive income					
Net change in fair value of financial assets at fair value through other comprehensive income	-	-	(599)	-	(599)
Total other comprehensive income	-	-	(599)	-	(599)
Total comprehensive income for the period	-	-	(599)	916	317
Transactions with owners, recognised directly in equity					
Distributions to owners					
Final one-tier dividend declared of 3.0 cents per share	-	-	-	(3,561)	(3,561)
Total distributions to owners	-	-	-	(3,561)	(3,561)
At 30 June 2025	85,270	(55)	(15,355)	137,546	207,406

Condensed interim consolidated statement of cash flows
For the half year ended 30 June 2025

Note	Group	
	1H2025 \$'000	1H2024 \$'000
Cash flows from operating activities		
Profit before tax	8,804	500
Adjustments for:		
Depreciation of property, plant and equipment	2,286	1,351
Depreciation of right-of-use assets	1,477	1,197
Depreciation of investment properties	28	24
Amortisation of intangible assets	27	104
Dividend income	4 (471)	(649)
Gain on disposal of property, plant and equipment	4 (11)	(26)
Loss on disposal of a joint venture	5 -	1,483
Gain on termination on lease liabilities	4 (17)	-
(Reversal of impairment loss)/Impairment loss on financial assets	(14)	184
Finance income	7 (573)	(950)
Finance costs	7 641	484
Other investment income	4 (323)	(151)
Net change in fair value of financial assets at fair value through profit or loss	6 (6,086)	2,564
Share of profits/(losses) of associates and joint ventures, net of tax	69	(265)
	<u>5,837</u>	<u>5,850</u>
Changes in:		
- Inventories	8,165	(3,706)
- Trade and other payables	7,808	(2,195)
- Trade and other receivables	(8,198)	(6,652)
Cash (used in)/generated from operations	<u>13,612</u>	<u>(6,703)</u>
Tax paid	<u>(748)</u>	<u>(446)</u>
Net cash from/(used in) operating activities	<u>12,864</u>	<u>(7,149)</u>
Cash flows from investing activities		
Acquisition of property, plant and equipment	(6,446)	(4,537)
Distributions from other investments	1,078	587
Dividends received from:		
- associates and joint ventures	730	5,033
- other investments	471	649
Direct costs incurred on right-of-use assets	(30)	-
Interest received	573	950
Investment in a joint venture	(351)	-
Proceeds from disposal of:		
- other investments	3,170	9,606
- property, plant and equipment	58	40
- joint venture	-	7,399
Purchase of other investments	(9,099)	(17,177)
Net cash (used in)/from investing activities	<u>(9,846)</u>	<u>2,550</u>

Condensed interim consolidated statement of cash flows (cont'd)
For the half year ended 30 June 2025

Note	Group	
	1H2025 \$'000	1H2024 \$'000
Cash flows from financing activities		
Dividends paid	(3,561)	(5,935)
Interest paid	(641)	(484)
Payment of lease liabilities	(1,150)	(777)
Payment of bank borrowings	(1,499)	(987)
Net cash used in financing activities	(6,851)	(8,183)
Net decrease in cash and cash equivalents	(3,833)	(12,782)
Cash and cash equivalents at 1 January	66,111	73,478
Effect of exchange rate fluctuations on cash held	(241)	221
Cash and cash equivalents at 30 June	62,037	60,917

Significant non-cash transaction

During the six months ended 30 June 2025, the Group acquired property, plant and equipment under hire purchase amounting to \$3,269,000 (30 June 2024: \$1,443,000) and reinvested its dividend income from an associate S\$ nil (30 June 2024: \$460,000).

- (i) Cash and cash equivalents comprised:

	Group	
	As at 30 Jun 2025 \$'000	As at 30 Jun 2024 \$'000
Fixed deposits	36,540	35,643
Cash and bank balances	25,497	25,274
	62,037	60,917

Notes to the condensed interim consolidated financial statements

1 Corporate information

EnGro Corporation Limited (“the Company”) is incorporated in the Republic of Singapore. The address of the Company’s registered office is 63 Robinson Road #17-03, Afro-Asia, Singapore 068894.

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

The principal activities of the Group are mainly those relating to the manufacture and sale of building materials and specialty polymers. In addition, the Company is also an investment holding company.

2 Basis of preparation

2.1 Statement of compliance

The condensed interim financial statements for the six months ended 30 June 2025 have been prepared in accordance with Singapore Financial Reporting Standards (International) (“SFRS(I)”) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed 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 the 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 2.4.

2.2 Functional and presentation currency

The condensed interim financial statements are presented in Singapore dollars, which is the Company’s functional currency. All financial information presented in Singapore dollars have been rounded to the nearest thousand, unless otherwise stated.

2.3 Use of estimates and judgements

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 expenses. 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 audited consolidated financial statements as at and for the year ended 31 December 2024.

2 Basis of preparation (cont'd)

2.3 Use of estimates and judgements (cont'd)

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.

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

- Note 13 – Impairment of joint ventures and associates
- Note 14 – Valuation of financial assets measured at fair value
- Note 17 – Measurement of loss allowance for trade receivables

2.4 Changes in accounting policies

New standards and amendments

The accounting policies adopted and methods of computation are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except in the current financial period, the Company has adopted all the new and revised standards which are effective for annual financial periods beginning on 1 January 2025. The adoption of these standards did not have any material effect on the financial performance or position of the Group.

3 Seasonal operations

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

4 Other income

	Group	
	1H2025	1H2024
	\$'000	\$'000
Breakdown of other income:		
Dividend income	471	649
Government Grant	14	27
Technical service income	-	105
Rental income	61	82
Other investment income	323	151
Gain on disposal of property, plant and equipment	11	38
Gain on termination on lease liabilities	17	-
Reversal of provision of reinstatement cost	73	-
Others	1,199	1,235
	2,169	2,287

5 Other expenses

	Group	
	1H2025	1H2024
	\$'000	\$'000
Breakdown of other expenses:		
Loss on disposal of a joint venture	-	(1,483)
Asset expensed off	(74)	(24)
Direct overheads	(13,080)	(9,096)
Professional fee	(320)	(504)
Other general & administrative expenses	(2,142)	(2,087)
Net foreign exchange (loss)/gain	(1,333)	1,360
Others	(167)	(318)
	(17,116)	(12,152)

6 Net change in fair value of financial assets

	Group	
	1H2025	1H2024
	\$'000	\$'000
Breakdown of net change in fair value of financial assets:		
- Mandatorily measured at FVTPL – held-for-trading	161	250
- Mandatorily measured at FVTPL – others	5,925	(2,814)
	6,086	(2,564)

7 Finance income and finance costs

	Group	
	1H2025	1H2024
	\$'000	\$'000
Interest income under the effective interest method on:		
- Cash and cash equivalents	510	805
Debt securities measured at amortised cost	17	122
Debt securities measured at fair value through profit or loss (“FVTPL”)	46	23
Finance income	573	950
Financial liabilities measured at amortised cost:		
- Interest expense on lease liabilities	(447)	(388)
- Interest expense on loans and borrowings	(194)	(96)
Finance costs	(641)	(484)
Net (finance cost)/finance income recognised in profit or loss	(68)	466

8 Tax expense

The income tax expense recognised in each interim period is based on the best estimate of the weighted-average annual income tax rate expected for the full financial year. Amounts accrued for income tax expense in one interim period may have to be adjusted in a subsequent interim period of that financial year if the estimate of the annual income tax rate changes.

	Group	
	1H2025	1H2024
	\$'000	\$'000
Current tax expense		
Current period	580	480
Under provided in prior periods	(13)	-
	<u>567</u>	<u>480</u>
Deferred tax expense/(credit)		
Origination and reversal of temporary differences	(30)	-
Under/(over) provided in prior periods/years	(385)	-
	<u>(415)</u>	<u>-</u>
Tax expense	<u>152</u>	<u>480</u>

9 Earnings per share

	Group	
	1H2025	1H2024
Profit attributable to owners of Company (\$'000)	8,654	428
Weighted average number of ordinary shares (basic) ('000)	<u>118,703</u>	<u>118,703</u>
Weighted average number of ordinary shares (diluted) during the year ('000)	<u>118,703</u>	<u>118,703</u>
Basic earnings per share (cents)	<u>7.29</u>	<u>0.36</u>
Diluted earnings per share (cents)	<u>7.29</u>	<u>0.36</u>

10 Net assets value

	Group		Company	
	As at	As at	As at	As at
	30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
	\$	\$	\$	\$
Net asset value per ordinary share at end of the financial period/year	2.16	2.18	1.75	1.77
Total number of issued shares* at the end of the financial period/year ('000)	118,703	118,703	118,703	118,703

*There were no treasury shares as at 30 June 2025 (31 December 2024: Nil).

11 Property, plant and equipment

During the six months ended 30 June 2025, the Group acquired assets with an aggregate cost of \$10,481,000 (30 June 2024: \$5,980,000), partially offset by exchange movement of -\$175,000 (30 June 2024: \$40,000) and assets disposed off amounting to \$50,000 (30 June 2024: \$14,000).

Depreciation of property, plant and equipment increased by 69.2% YoY, reflecting investments in new truck fleets and Ready-Mix Concrete (RMC) plant setups in both Singapore and Malaysia.

12 Investment properties

	Group	
	As at	As at
	30 Jun 2025	31 Dec 2024
	\$'000	\$'000
Freehold properties		
At 1 January	2,691	2,403
Additions	-	182
Depreciation	(28)	(51)
Movements in exchange rates	(14)	157
At end of the financial period/year	2,649	2,691

13 Associates and joint ventures

During the current financial period, the Group's investments in associates and joint ventures decreased by \$2,634,000 (30 June 2024: decreased by \$7,604,000) mainly due to foreign exchange losses, share of losses, dividend received, partially offset by additional investment in a joint venture (30 June 2024: disposal of a joint venture, dividend received, partially offset by reinvestment of dividend in an associate, foreign exchange gains and share of profits).

14 Other investments

	Group		Company	
	As at	As at	As at	As at
	30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
	\$'000	\$'000	\$'000	\$'000
Non-current				
Mandatorily at FVTPL:				
- Equity securities	11,621	7,170	-	-
- Investment funds	14,784	12,289	11,225	194
- Venture capital funds	47,302	48,858	-	-
- Other unquoted investment	636	683	-	-
Designated at FVOCI:				
- Equity securities	1,777	2,376	1,777	2,376
	76,120	71,376	13,002	2,570
Current				
Mandatorily at FVTPL:				
- Equity securities	1,296	1,552	-	-
- Debt securities	1,001	1,000	1,001	1,000
Debt securities - at amortised cost	4,000	2,100	4,000	2,100
	6,297	4,652	5,001	3,100
	82,417	76,028	18,003	5,670

Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values of financial assets.

When measuring the fair value of an asset, the Group uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices (unadjusted) in active markets for identical assets.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest).

The Group recognises transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred. There were no transfers of financial assets between Level 1 and Level 2 of the fair value hierarchy during the interim periods ended 30 June 2025 and financial year 31 December 2024.

14 Other investments (cont'd)

Measurement of fair values (cont'd)

Group	Fair value			
	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
30 June 2025				
Financial assets at fair value through profit or loss				
- Equity securities	1,329	-	11,588	12,917
- Venture capital funds	-	-	47,302	47,302
- Debt securities	-	1,001	-	1,001
- Investment funds	-	12,194	2,590	14,784
- Other unquoted investment	-	-	636	636
Financial assets at fair value through other comprehensive income				
- Equity securities	-	-	1,777	1,777
	1,329	13,195	63,893	78,417
Financial assets not measured at fair value				
Debt securities - at amortised cost	-	4,000	-	4,000
	1,329	17,195	63,893	82,417
Group				
31 December 2024				
Financial assets at fair value through profit or loss				
- Equity securities	1,593	-	7,129	8,722
- Venture capital funds	-	-	48,858	48,858
- Debt securities	-	1,000	-	1,000
- Investment funds	-	12,095	194	12,289
- Other unquoted investment	-	-	683	683
Financial assets at fair value through other comprehensive income				
- Equity securities	-	-	2,376	2,376
	1,593	13,095	59,240	73,928
Financial assets not measured at fair value				
Debt securities - at amortised cost	-	2,100	-	2,100
	1,593	15,195	59,240	76,028

14 Other investments (cont'd)

Measurement of fair values (cont'd)

	Fair value			
	Level 1	Level 2	Level 3	Total
Company	\$'000	\$'000	\$'000	\$'000
30 June 2025				
Financial assets at fair value through profit or loss				
- Debt securities	-	1,001	-	1,001
- Investment funds	-	8,635	2,590	11,225
Financial assets at fair value through other comprehensive income				
- Equity securities	-	-	1,777	1,777
	-	9,636	4,367	14,003
Financial assets not measured at fair value				
Debt securities - at amortised cost	-	4,000	-	4,000
	-	13,636	4,367	18,003
31 December 2024				
Financial assets at fair value through profit or loss				
- Debt securities	-	1,000	-	1,000
- Investment funds	-	-	194	194
Financial assets at fair value through other comprehensive income				
- Equity securities	-	-	2,376	2,376
	-	1,000	2,570	3,570
Financial assets not measured at fair value				
Debt securities - at amortised cost	-	2,100	-	2,100
	-	3,100	2,570	5,670

14 Other investments (cont'd)

Level 3 reconciliation

The fair value of financial assets classified in Level 3 of the fair value hierarchy is measured using the net asset values of the venture capital funds and equity securities.

	FVTPL – Venture capital funds \$'000	FVTPL – Equity securities \$'000	FVTPL – Investment funds \$'000	FVTPL – Other unquoted investment \$'000
Group				
At 1 January 2024	43,432	6,462	-	660
Total unrealised gains recognised in profit or loss:				
- Net change in fair value of financial assets	150	494	-	-
Purchases	4,377	-	194	-
Settlements	(805)	(74)	-	-
Exchange movement	1,704	247	-	23
At 31 December 2024	<u>48,858</u>	<u>7,129</u>	<u>194</u>	<u>683</u>
At 1 January 2025	48,858	7,129	194	683
Total unrealised losses recognised profit or loss:				
- Net change in fair value of financial assets	456	5,235	-	-
Purchases	2,153	-	2,396	-
Settlements	(718)	-	-	-
Exchange movement	(3,447)	(776)	-	(47)
At 30 June 2025	<u>47,302</u>	<u>11,588</u>	<u>2,590</u>	<u>636</u>

	FVOCI – Equity securities \$'000
Group	
At 1 January 2024	4,570
Total unrealised losses recognised in other comprehensive income:	
- Net change in fair value of equity investments at FVOCI	<u>(2,194)</u>
At 31 December 2024	<u>2,376</u>
At 1 January 2025	2,376
Total unrealised losses recognised in other comprehensive income:	
- Net change in fair value of equity investments at FVOCI	<u>(599)</u>
At 30 June 2025	<u>1,777</u>

14 Other investments (cont'd)

Level 3 reconciliation

	FVTPL – Investment funds \$'000	FVOCI – Equity securities \$'000
Company		
At 1 January 2024	-	4,570
Total unrealised losses recognised in other comprehensive income:		
- Net change in fair value of equity investments at FVOCI	-	(2,194)
Purchases	194	-
At 31 December 2024	<u>194</u>	<u>2,376</u>
At 1 January 2025	194	2,376
Total unrealised losses recognised in other comprehensive income:		
- Net change in fair value of equity investments at FVOCI	-	(599)
Purchases	2,396	-
At 30 June 2025	<u>2,590</u>	<u>1,777</u>

As at the reporting date, fair values of VCFs are determined based on the latest available net asset values obtained from the fund managers of the VCFs, and where relevant, adjustments for any capital contributions and distributions. The underlying assets of the VCFs consist of assets and liabilities which are measured at fair value.

Fair value of investments in unquoted equity securities are determined by estimating the fair value of the investee's net assets.

Valuation technique	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Net asset value ("NAV")	Value of the underlying net assets	The estimated fair value would increase/decrease if NAV was higher/lower
A discount is applied to take into consideration the non-marketable nature of the investments, where applicable.	Discount rate: 2025: 25% 2024: 25%	The estimated fair value would increase/decrease if the discount rate was lower/higher

15 Right-of-use assets

During the six months ended 30 June 2025, the Group had additions to rights-of-use assets with an aggregate cost of \$1,498,000 (30 June 2024: \$2,171,000), offset by depreciation of \$1,477,000 (30 June 2024: \$1,197,000), lease termination of \$314,000 (30 June 2024: \$ Nil) and exchange movement of -\$124,000 (30 June 2024: \$56,000).

16 Inventories

	Group		Company	
	As at 30 Jun 2025 \$'000	As at 31 Dec 2024 \$'000	As at 30 Jun 2025 \$'000	As at 31 Dec 2024 \$'000
At cost				
Raw materials	2,552	2,682	-	-
Consumables	395	399	-	-
Goods-in-transit	1,037	3,691	1,038	3,691
Finished goods	3,696	9,189	1,174	5,833
	<u>7,680</u>	<u>15,961</u>	<u>2,212</u>	<u>9,524</u>

Inventories are measured at the lower of cost and net realisable value. The cost of inventories is based on the first-in first-out principle, and includes expenditure incurred in acquiring the inventories, production or conversion costs and other costs incurred in bringing them to their existing location and condition. In the case of manufactured inventories, cost includes an appropriate share of production overheads based on normal operating capacity.

Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and estimated costs necessary to make the sale.

17 Trade and other receivables

	Group		Company	
	As at 30 Jun 2025 \$'000	As at 31 Dec 2024 \$'000	As at 30 Jun 2025 \$'000	As at 31 Dec 2024 \$'000
Trade receivables	52,680	44,085	29,745	22,218
Non-trade amount due from subsidiaries	-	-	5,414	14,353
Non-trade amount due from joint ventures	43	424	18	*
Deposits	694	699	105	104
Other receivables	1,207	1,092	282	382
Dividends receivable from associates and joint ventures	38	646	-	-
Prepayments	2,925	3,127	2,099	2,653
	<u>57,587</u>	<u>50,073</u>	<u>37,663</u>	<u>39,710</u>

*Amount less than \$1,000

17 Trade and other receivables (cont'd)

Source of estimation uncertainty

The Group maintains allowance for doubtful accounts at a level considered adequate to provide for potential uncollectible receivables. The level of this allowance is evaluated by the Group on the basis of factors that affect the collectability of the accounts. These factors include, but are not limited to, the length of the Group's relationship with debtors, their payment behaviour and known market factors. The Group reviews the age and status of receivables and identifies accounts that are to be provided with allowance on a continuous basis. The amount and timing of recorded expenses for any period would differ if the Group made different judgements or utilised different estimates. An increase in the Group's allowance for doubtful accounts would increase the Group's recorded operating expenses and decrease its receivables (current assets).

18 Share capital

	Ordinary shares			
	As at 30 Jun 2025		As at 31 Dec 2024	
	No. of shares		No. of shares	
	'000	\$'000	'000	\$'000
Issued and paid up:				
As beginning and end of financial period	118,703	85,270	118,703	85,270

Fully paid ordinary shares, which have no par value, carry one vote per share and carry a right to dividends as and when declared by the Company.

19 Loans and borrowings and lease liabilities

	Group		Company	
	As at 30 Jun 2025	As at 31 Dec 2024	As at 30 Jun 2025	As at 31 Dec 2024
	\$'000	\$'000	\$'000	\$'000
Non-current				
Secured	5,389	4,703	486	671
Unsecured	18,700	19,514	6,689	6,841
	24,089	24,217	7,175	7,512
Current				
Secured	3,777	2,705	905	1,434
Unsecured	2,663	2,532	785	715
	6,440	5,237	1,690	2,149
	30,529	29,454	8,865	9,661

The bank loan bears 2% interest per annum on monthly rests.

The hire purchase carries fixed interest rate ranging between 1.8% to 3.1% per annum.

20 Trade and other payables

	Group		Company	
	As at	As at	As at	As at
	30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
	\$'000	\$'000	\$'000	\$'000
Trade payables	23,009	16,675	3,488	2,677
Accrued expenses	9,827	9,960	3,128	2,311
Other payables	4,502	2,252	842	706
Forward exchange contracts	153	-	153	-
	37,491	28,887	7,611	5,694

21 Operating segments

The Group has four reportable segments, as described below, which are the Group's strategic business units. Each strategic business unit offer different products or services, and are managed separately. The Group's Chief Executive Officer ("CEO") reviews internal management reports of each strategic business unit on at least a monthly basis. The following summary describes the operations in each of the Group's reportable segments:

- Cement and building materials: Manufacture and sale of Cement, ready-mix concrete and other building materials.
- Specialty polymer: Manufacture and sale of thermosetting synthetic resin and plastic materials.
- Investments: Trading of quoted equity securities, debt securities and holding of investments in venture capital and investment funds and unquoted equity securities.
- Other segment: Operation of food and beverage outlets under franchise.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit/(loss), as included in the internal management reports that are reviewed by the Group's CEO. Segment profit/(loss) is used to measure performance as management believes that such information is the most relevant in evaluating the results of the segments relative to other entities that operate within these industries.

The other segment is currently undergoing liquidation process, as per announcement SG240529OTHRFIW released on 29 May 2024 via SGXNET.

21 Operating segments (cont'd)

Information about reportable segments

	Cement and building materials \$'000	Specialty polymer \$'000	Investments \$'000	Other segment \$'000	Total \$'000
Revenue and expenses					
30 June 2025					
External revenues, representing consolidated revenue	100,294	4,179	-	-	104,473
Reportable segment profits/(losses)	7,203	(62)	5,508	(1)	12,648
Share of profits/(losses) of associates and joint ventures	(519)	580	(131)	-	(70)
	6,684	518	5,377	(1)	12,578
Headquarter expenses					(3,328)
Support expenses of associates and joint ventures					(378)
Finance costs					(641)
Finance income					573
Profit before tax					8,804
Less: Tax expense					(152)
Profit for the period					8,652
Timing of revenue recognition:					
– Products transferred at a point in time	100,294	4,179	-	-	104,473

21 Operating segments (cont'd)

Information about reportable segments (Cont'd)

	Cement and building materials \$'000	Specialty polymer \$'000	Investments \$'000	Other segment \$'000	Total \$'000
Revenue and expenses					
30 June 2024					
External revenues, representing consolidated revenue	78,453	4,810	-	336	83,599
Reportable segment profits/(losses)	3,839	602	(756)	(268)	3,417
Share of (losses)/profits of associates and joint ventures	82	273	(90)	-	265
	3,921	875	(846)	(268)	3,682
Headquarter expenses					(3,146)
Support expenses of associates and joint ventures					(502)
Finance costs					(484)
Finance income					950
Profit before tax					500
Less: Tax expense					(480)
Profit for the period					20
Timing of revenue recognition:					
– Products transferred at a point in time	78,453	4,810	-	336	83,599
	Cement and building materials \$'000	Specialty polymer \$'000	Investments \$'000	Other segment \$'000	Total \$'000
Assets and liabilities					
30 June 2025					
Total assets for reportable segments	135,969	10,810	85,882	104	232,765
Investments in associates and joint ventures					61,261
Other unallocated amounts					36,618
Consolidated total assets					330,644
Total liabilities for reportable segments	64,605	3,932	286	760	69,583
Other unallocated amounts					1,945
Consolidated total liabilities					71,528

21 Operating segments (cont'd)

Information about reportable segments (Cont'd)

	Cement and building materials	Specialty polymer	Investments	Other segment	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Assets and liabilities					
30 June 2024					
Total assets for reportable segments	106,306	16,851	81,665	174	204,996
Investments in associates and joint ventures					71,553
Other unallocated amounts					35,643
Consolidated total assets					<u>312,192</u>
Total liabilities for reportable segments	40,419	3,631	190	854	45,094
Other unallocated amounts					4,421
Consolidated total liabilities					<u>49,515</u>
Other segment information					
30 June 2025					
Capital expenditure	<u>10,364</u>	<u>117</u>	<u>-</u>	<u>-</u>	<u>10,481</u>
Depreciation and amortisation	<u>3,586</u>	<u>232</u>	<u>-</u>	<u>-</u>	<u>3,818</u>
(Reversal of impairment)/ impairment on financial assets	<u>(14)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(14)</u>
30 June 2024					
Capital expenditure	<u>5,799</u>	<u>595</u>	<u>-</u>	<u>-</u>	<u>6,394</u>
Depreciation and amortisation	<u>2,382</u>	<u>290</u>	<u>-</u>	<u>4</u>	<u>2,676</u>
Impairment/(reversal of impairment) on financial assets	<u>(60)</u>	<u>244</u>	<u>-</u>	<u>-</u>	<u>184</u>

21 Operating segments (cont'd)

Geographical segments

The Group's operations are mainly in Singapore, Malaysia and the People's Republic of China. In presenting information on the basis of geographical segments, segment revenue is based on the geographical location of customers and segment assets are based on the geographical location of the assets.

	Singapore	Malaysia	People's Republic of China	Others	Elimination	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
30 June 2025						
External customers						
– Cement and building materials	73,025	26,157	105	1,007	-	100,294
– Specialty polymer	311	167	5	3,696	-	4,179
Inter-segment revenue	9,556	1,906	277	-	(11,739)	-
Total revenue	82,892	28,230	387	4,703	(11,739)	104,473
Total non-current assets for reportable segments*	45,429	10,979	46	3,208	-	59,662
Total assets for reportable segments	195,109	35,978	4,481	8,687	-	244,255
Investments in associates and joint ventures	7,682	-	47,680	5,899	-	61,261
Other unallocated amounts						25,128
Consolidated total assets						330,644
30 June 2024						
External customers						
– Cement and building materials	58,996	18,922	1	534	-	78,453
– Specialty polymer	3,067	141	19	1,583	-	4,810
– Other segment	-	-	336	-	-	336
Inter-segment revenue	10,517	768	-	-	(11,285)	-
Total revenue	72,580	19,831	356	2,117	(11,285)	83,599
Total non-current assets for reportable segments*	32,749	4,819	61	3,307	-	40,936
Total assets for reportable segments	187,852	24,709	1,666	4,505	-	218,732
Investments in associates and joint ventures	10,142	-	54,965	6,446	-	71,553
Other unallocated amounts						21,907
Consolidated total assets						312,192

* excludes associates and joint ventures, deferred tax assets and other investments

22 Capital commitments

As at half year ended 30 June 2025, the Group is committed to incur \$14,163,000 (31 December 2024: \$16,033,000) in respect of additional investments in venture capital funds, Nil (31 December 2024: \$2,396,000) in respect of unquoted investment, \$1,233,000 (31 December 2024: \$1,495,000) in respect of additional investments in private equity funds, \$1,566,000 (31 December 2024: \$1,251,000) in respect of purchases of plant and equipment, nil (31 December 2024: \$272,000) in respect of right-of-use assets and lease liabilities and \$83,000 (31 December 2024: \$92,000) in respect of implementation of intangible assets.

23 Subsequent events

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

OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2

1 Review

The condensed consolidated statements of financial position of EnGro Corporation Limited and its subsidiaries as at 30 June 2025 and the related condensed consolidated statement of comprehensive income, condensed consolidated statements 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.

2 Review of group performance

2.1 Statement of profit or loss

The Group's revenue grew by 25.0% year-on-year (YoY) from \$83.6 million to \$104.5 million, propelled by stronger sales for Integral Cement and Ready-Mix Concrete (ICR) business in Singapore and Malaysia, alongside the successful commissioning of new Ready-Mix Concrete (RMC) batching plants in both countries. This increase was partially offset by margin pressures and cement dumping from a neighbouring country. The Specialty Polymer business also faced challenges, with revenue declining due to softer-than-expected automotive sales.

Net profit for 1H 2025 rose to \$8.7 million, compared to a net profit of \$20,000 in 1H 2024. This improvement was attributable to a \$5.0 million unrealised fair value gain from the Group's venture capital investments (1H 2024: fair value loss of \$2.4 million), the absence of a \$1.5 million one-off loss from a JV disposal announced on SGXNET dated 18 Apr 2024 and enhanced ICR business' profitability. These gains were tempered by a \$1.2 million net exchange loss compared to a \$1.1 million net exchange gain in 1H 2024.

Depreciation of property, plant and equipment increased by 69.2% YoY, reflecting investments in new truck fleets and plant setups in both Singapore and Malaysia. Additionally, depreciation of right-of-use assets grew by 23.4% YoY, driven by the new land acquisition for operational use in Malaysia and office leases for the relocation of our registered office in Singapore.

2 Review of Group performance (cont'd)

2.2 Statement of financial position

Property, plant and equipment increased by \$8.0 million due to acquisition of \$10.3 million, offset by depreciation charge of \$2.3 million.

Investment in associates and joint ventures decreased by \$2.6 million attributable to foreign exchange losses \$2.7 million, dividend received of \$0.2 million, share of losses \$0.1 million, partially offset by additional investment in a joint venture amounting to \$0.4 million.

Net increase of \$6.4 million in other investments was a result of additional investments of \$9.1 million, investment income \$0.3 million, fair value gain of \$5.5 million, offset by foreign exchange loss of \$4.3 million, disposal of investments of \$3.2 million, as well as cash distributions of \$1.0 million received from venture capital funds and investment funds.

Inventories decreased by \$8.3 million largely due to the sales of unutilised inventory ramped up in prior year to support anticipated sales for Integral Cement and RMC business and facilitate the relocation of the Specialty Polymer business. Higher sales in 1H2025 also contributed to the reduction.

Cash position of the Group as at 30 June 2025 remained strong at \$62.0 million. The details of cash and cash equivalents are elaborated in consolidated statement of cash flows.

Trade and other receivables increased by \$7.5 million primarily due to a contra arrangement with several customers and vendors yet to be executed, as payments were deferred and the contra settlement remains pending.

Trade and other payables increased by \$8.6 million, reflecting the aforementioned contra arrangement yet to be executed as well as increase in tandem with the sales volume growth.

2.3 Statement of cash flows

Net cash generated from operating activities in 1H 2025 amounted to \$12.9 million, partly attributable to the sales of unutilised inventory ramped up in prior year and a reduction in purchases. Additionally, increase in trade payables and a decrease in trade receivables arose from a contra arrangement with several customers and vendors yet to be executed.

Net cash outflow of \$9.8 million from investing activities consisted of acquisition of other investments of \$9.1 million and property, plant and equipment of \$6.4 million, and additional investment in a joint venture of \$0.4 million. These were partially offset by cash distributions from other investments \$1.1 million, dividends received \$1.2 million, interest received \$0.6 million and proceeds from disposal of other investments \$3.2 million.

Net cash used in financing activities of \$6.9 million, arose from dividend payment of \$3.6 million, repayment of bank borrowings of \$1.5 million, payment of lease liabilities of \$1.2 million, and interest paid of \$0.6 million.

The cash and cash equivalents as at end of 1H 2025 was \$62.0 million, a increase of \$1.1 million compared to 1H 2024.

3 Changes in share capital

3.1 Changes in share capital since the end of the previous period reported on:

	Number of Shares
Issued share capital of the Company as at 31 December 2024	<u>118,702,500</u>
Issued share capital of the Company as at 30 June 2025	<u>118,702,500</u>

There were no treasury shares held by the Company as at 30 June 2025 (As at 31 December 2024: Nil). There was no sale, transfer, disposal, cancellation and use of treasury shares during the six months ended 30 June 2025.

3.2 Total number of issued shares excluding treasury shares

	As at 30 Jun 2025	As at 31 Dec 2024
Total number of issued shares excluding treasury shares	<u>118,702,500</u>	<u>118,702,500</u>

4 Prospect statement

In the profit guidance recently issued on 25 July 2025, the Group guided that it is expected to report a significant improvement in profit before tax ("PBT") for the six months ended 30 June 2025 ("1H 2025"), as compared to the six months ended 30 June 2024 ("1H 2024").

In line with the profit guidance, the Group achieved a PBT of \$8.8 million for 1H 2025 compared to a PBT of S\$0.5 million for 1H 2024.

5 Outlook

A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

The outlook for the ICR business remains optimistic, driven by heightened construction activities in both Singapore and Malaysia. In Singapore, robust public sector demand is expected to fuel growth. In Malaysia, the investment in industrial and transport infrastructure projects are anticipated to bolster sales growth. However, increased competition coupled with delays in some project start dates may impact sales.

Our Specialty Polymer business is focused on diversifying its customer base and expanding product applications. Uncertainties arising from ongoing tariff disputes will continue to impact our sales to the automotive industry.

In China, the real estate and infrastructure sectors continue to experience a sluggish recovery, compounded by oversupply pressures. As a result, profitability of our China GGBS business is expected to remain challenged in the near term.

6 Dividends

(a) **Current financial period reported on**

No

(b) **Corresponding period of the immediate preceding financial year**

No

(c) **Date payable**

Not applicable

(d) **Books closure date**

Not applicable

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

No dividend has been declared/recommendeded for the current financial period. Our current policy is to pay annual dividend.

7 Interested person transactions

The Company does not have a shareholders' mandate for interested person transactions.

8 Undertaking pursuant to Rule 720 (1)

The Company confirms that the undertakings under Rule 720(1) of the SGX-ST Listing Manual have been obtained from all its directors and executive officers.

9 Confirmation by the Board

We, TAN CHENG GAY and TAN YOK KOON being two of the Directors of EnGro Corporation Limited (the "Company"), do hereby confirm on behalf of the Directors of the Company that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the financial results for the period ended 30 June 2025 to be false or misleading in any material aspect.

On behalf of the Board of Directors

TAN CHENG GAY
Chairman and CEO

TAN YOK KOON
Director

BY ORDER OF THE BOARD

Joanna Lim
Company Secretary
12 August 2025