



Company No. 200715053Z

Debao Property Development Ltd And Its Subsidiaries

Condensed Financial Statements For the Twelve Months Ended 31 December 2025

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CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

	Note	The Group		change %
		12 months ended		
		31-Dec-25 RMB '000	31-Dec-24 RMB '000	
Revenue	3	82,322	129,404	(36)
Cost of sales		(33,399)	(69,366)	(51)
Gross profit		48,933	60,038	(18)
Other expenses				
Other income, net		1,330	1,295	3
Distribution and marketing expenses		(925)	(2,986)	(69)
General and administrative expenses		(13,304)	(14,806)	(10)
Finance expenses		(117,344)	(118,644)	(1)
Loss before taxation	4	(81,310)	(75,103)	8
Tax credit (expense)	5	11	(25)	NM
Loss for the financial year, net of tax		(81,299)	(75,128)	8
Other comprehensive income				
<u>Items that may be reclassified to profit or loss in subsequent periods (net of tax)</u>				
Currency translation differences on consolidation of foreign entities, net		43,417	(1,261)	NM
Total comprehensive (loss) income for the year		(37,882)	(76,389)	(50)
Loss (Income) attributable to:				
Owners of the Company		(75,713)	(69,388)	9
Non-controlling interests		(5,586)	(5,740)	(3)
		(81,299)	(75,128)	8
Total comprehensive (loss) income attributable to:				
Owners of the Company		(32,296)	(70,649)	(54)
Non-controlling interests		(5,586)	(5,740)	(3)
		(37,882)	(76,389)	(50)
Loss per share for (loss) profit for the period attributable to owners of the Company (SGD per share)		SGD	SGD	
Basic and diluted		(0.199)	(0.187)	

NM: Not meaningful

CONDENSED STATEMENTS OF FINANCIAL POSITION

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

	Note	Group		Company	
		31.12.2025 RMB'000	31.12.2024 RMB'000	31.12.2025 RMB'000	31.12.2024 RMB'000
Assets					
Current assets					
Cash and bank equivalents		2,499	13,198	15	16
Trade and other receivables	11	331,749	372,257	953,641	959,387
Contract assets	3	19,254	19,254	-	-
Prepaid leases		138	135	-	-
Inventories		260	266	-	-
Property held for sale	12	21,326	21,410	-	-
Development properties	13	1,032,765	990,164	-	-
Disposal group assets classified as held-for-sale		48,735	48,735	-	-
Total current assets		1,456,726	1,465,419	953,656	959,403
Non-current Assets					
Prepaid leases		2,143	2,143	-	-
Property, plant and equipment		7,084	7,990	-	-
Investment properties		2,159,774	2,157,669	-	-
Investment in an associate		45	45	-	-
Financial asset, FVOCI		-	-	*	*
Deferred tax assets		11,931	11,931	-	-
Total non-current assets		2,180,977	2,179,778	*	*
Total assets		3,637,703	3,645,197	953,656	959,403
Liabilities and shareholders' equity					
Current liabilities					
Bank and other loans	10	1,548,148	1,598,204	-	-
Trade and other payables	14	885,998	804,928	19,288	18,159
Lease payables		74,249	57,309	-	-
Contract liabilities	3	99,921	99,921	-	-
Provisions	18	101,635	99,023	92,349	92,906
Tax payables		128,879	127,835	37,070	37,294
Liabilities directly associated with disposal assets classified as held-for-sale		46,735	46,735	-	-
Total current liabilities		2,885,565	2,833,955	148,707	148,359
Non-current liabilities					
Bank and other loans	10	260,266	264,491	-	-
Long term payables		132,260	149,200	-	-
Deferred tax liabilities		283,461	283,518	-	-
Total non-current liabilities		675,987	697,209	-	-
Total liabilities		3,561,552	3,531,164	148,707	148,359
Net assets (liabilities)		76,151	114,033	804,949	811,044
Equity attributable to equity holders of the Company					
Share Capital	16	909,831	909,831	909,831	909,831
Retained profits		(807,951)	(732,238)	(191,878)	(190,625)
Other reserves		(25,729)	(63,560)	86,996	91,838
Total equity		76,151	114,033	804,949	811,044

* Less than RMB 1,000

CONDENSED STATEMENT OF CHANGES IN EQUITY

	The Group								
	Share Capital RMB'000	Retained Earnings RMB'000	Translation Reserve RMB'000	Statutory Reserve RMB'000	Capital Reserve RMB'000	Revaluation Reserve RMB'000	Attributable to equity holders of the Company RMB'000	Non-Controlling Interests RMB'000	Total RMB'000
Balance as at 1 January 2024	909,831	(662,850)	(104,440)	23,886	86,726	-	253,153	(62,731)	190,422
Loss for the period	-	(69,388)	-	-	-	-	(69,388)	(5,740)	(75,128)
Other comprehensive loss for the period	-	-	(1,261)	-	-	-	(1,261)	-	(1,261)
Balance as at 31 December 2024	909,831	(732,238)	(105,701)	23,886	86,726	-	182,504	(68,471)	114,033
Balance as at 1 January 2025	909,831	(732,238)	(105,701)	23,886	86,726	-	182,504	(68,471)	114,033
Profit for the period	-	(75,713)	-	-	-	-	(75,713)	(5,586)	(81,299)
Other comprehensive loss for the period	-	-	43,417	-	-	-	43,417	-	43,417
Balance as at 31 December 2025	909,831	(807,951)	(62,284)	23,886	86,726	-	150,208	(74,057)	76,151

	The Company			
	Share capital RMB'000	Accumulated losses RMB'000	Translation reserve RMB'000	Total RMB'000
Balance as at 1 January 2024	909,831	(188,629)	77,859	799,061
Total comprehensive profit (loss) for the period	-	(1,996)	13,979	11,983
Balance as at 31 December 2024	909,831	(190,625)	91,838	811,044
Balance as at 1 January 2025	909,831	(190,625)	91,838	811,044
Total comprehensive loss for the period	-	(1,253)	(4,842)	(6,095)
Balance as at 31 December 2025	909,831	(191,878)	86,996	804,949

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	Note	The Group	
		12 months ended	12 months ended
		31 December 2025	31 December 2024
		RMB'000	RMB'000
Cash flows from operating activities			
Profit/(loss) after tax		(81,299)	(75,128)
Adjustments for:			
Income taxes expenses		(11)	25
Depreciation and amortisation		951	1,552
Interest expense		117,344	118,664
Interest income		(6)	(9)
Unrealized exchange loss		43,417	(1,261)
Operating profit before working capital changes		80,396	43,823
Trade and other receivables		40,508	(15,029)
Change in contract assets (liabilities), net		-	-
Development properties		(42,601)	53,223
Property held for sales		84	4
Inventories		6	6
Trade and other payables		66,742	37,078
Net cash from operations		145,135	119,105
Interest paid		(117,344)	(118,644)
Interest received		6	9
Income taxes recovered (paid)		998	(204)
Net cash from operating activities		28,795	266
Cash flows from investing activities			
Purchase of properties, plant and equipment		(45)	(190)
Proceeds used in investment properties		-	-
Proceeds from sale of investment properties		(2,105)	(1,093)
Net cash from investing activities		(2,150)	(1,283)
Cash flows from financing activities			
Prepaid leases		(3)	-
Lease payables		16,940	869
(Repayment) Drawing of bank and other loans, net		(54,281)	6,547
Net cash from used in financing activities		(37,344)	7,416
Net decrease in cash and cash equivalents		(10,699)	6,399
Cash and cash equivalents at the beginning of the period		13,198	6,799
Cash and cash equivalents at the end of the period		2,499	13,198

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

1. CORPORATE INFORMATION

Debao Property Development Limited (the “Company”) is listed on the Mainboard of the Singapore Exchange Securities Trading Limited (the “Singapore Exchange” or “SGX-ST”) and is incorporated and domiciled in Singapore. The address of its registered office and principal place of business is at 80 Raffles Place, #32-01, UOB Plaza 1, Singapore 048624

The principal activity of the Company is that of investment holding. The principal activities of its subsidiary corporations, associated companies, and a joint venture are disclosed in Note 9 to the financial statements

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The condensed financial statements for the twelve months ended 31 December 2025 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. These condensed 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 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 2.2.

The condensed financial statements are presented in RenMinBi (RMB) and all values in the tables are rounded to the nearest thousand (RMB '000), except when otherwise indicated.

Going concern assumption

As at 31 December 2025, the Group had net assets of RMB 76,151,000 (2024: RMB 114,033,000) and incurred a net loss of RMB 81,299,000 for the financial period then ended (2024: net loss of RMB 75,128,000).

Notwithstanding the above, the financial statements have been prepared on a going concern basis, as the Executive Directors believe that the Group can continue as a going concern based on the following factors: -

- (a) The Group is confident in obtaining the lenders’ approval for the rollover of all loans that are due in the financial year ending 31 December 2026;
- (b) The Group’s ability to sell its development properties at the current market prices and the timing of the receipt of proceeds, as estimated by management, will enable the Group to generate positive cash flows from operations;
- (c) The ongoing litigation cases do not have any significant adverse impact on the Group’s core operations;
- (d) The Group’s controlling shareholder has provided an undertaking to provide continuing financial support to the Group for the next 12 months after the reporting date; and
- (e) The Group is able to generate positive cash flow from operations for the next twelve months and with the satisfactory outcome of (a) to (d) above, the Group would have sufficient cash to meet its obligations as and when they fall due for the next twelve months.

If the Group is unable to continue in operational existence for the foreseeable future, it may be unable to discharge its liabilities in the normal course of business. Adjustments may then be required to reflect the situation that assets may need to be realised other than in the ordinary course of operations, and at amounts which could differ significantly from their current carrying amounts recorded in the balance sheet. In addition, the Group may be required to reclassify certain non-current assets and liabilities as current. No such adjustments have been made to these financial statements.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2.2 Adoption of new and amended standards and interpretations

The accounting policies adopted are consistent with those of the previous financial year except in the current financial period, the Group has adopted all the new and revised standards which are mandatorily effective for annual financial periods beginning on or after 1 January 2025. The adoption of these standards did not have any material effect on the financial performance or position of the Group. The SFRS(I)s should be read in the context of the Basis for Conclusions on IFRS Standards issued by the IASB. The Basis for Conclusions summarises the IASB's considerations in developing IFRS Standards.

Basis for Conclusions on IFRS Standards

Reference	Title
IFRS 10, IAS 28	Basis for Conclusions: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture Basis for Conclusions: Effective Date of Amendments to IFRS 10 and IAS 28
IAS 1	Basis for Conclusions: Classification of Liabilities as Current or Non-current
IAS 1	Basis for Conclusions: Classification of Liabilities as Current or Non-current—Deferral of Effective Date
IFRS 16	Basis for Conclusions: Lease Liability in a Sale and Leaseback
Various	Basis for Conclusions: Non-current Liabilities with Covenants

The Group has not early adopted any new or revised SFRS(I)s that have been issued but are not yet mandatorily effective for the year beginning 1 January 2025.

2.3 SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

In preparing the condensed financial statements, management and the Executive Directors have 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 and the Executive Directors in applying the Group's accounting policies and the key sources of estimation uncertainty were consistent with those applied in the consolidated financial statements as at and for the year ended 31 December 2024.

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

As the company has not completed the audit for the financial year ended 31 December 2024 ("FY2024" or "12M2024"), uncertainty exists over the Group's opening balances as at 1 January 2025, which form the basis for determining the Group's financial performance, financial position, changes in equity, and cash flows. Consequently, this may materially affect the closing balances for FY2024. In addition, the financial statements have not taken into consideration any impairments, if any, that may be required on the Group's assets.

Investment Properties

Investment properties include those portions of commercial buildings, commercial units and residential units that are held for long-term rental yields and/or for capital appreciation. Investment properties also include properties that are being constructed or developed for future use as investment properties. Such properties are initially recognised at cost and subsequently carried at fair value, which is determined annually by independent professional valuers on the highest and best use basis. Changes in fair values are recognised in profit or loss. Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalized, and the carrying amounts of the replaced components are recognised in profit or loss. The cost of maintenance, repairs and minor improvements is recognised in profit or loss when incurred.

As the company had not completed the FY2024 audit and no valuation on assets was performed during FY2024, uncertainty exists over the opening balances. Consequently, no revaluation of assets has been reflected in the condensed financial statements for the twelve months ended 31 December 2025 ("FY2025" or "12M2025").

The Company has not appointed an auditor or an internal auditor. Moreover, the Independent Directors do not have access to other professional services, such as legal advice, and are therefore not in a position to attest to the veracity of the accounts and details presented in this results announcement.

2.4 SEASONAL OPERATIONS

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

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

3. REVENUE FROM CONTRACTS WITH CUSTOMERS

	31-Dec-25 RMB'000	31-Dec-24 RMB'000
Revenue from contract revenue with customers:		
- Sales of properties	35,925	73,327
Revenue from construction contracts	-	-
Property management service income	<u>18,764</u>	<u>25,433</u>
	<u>54,689</u>	<u>98,760</u>
Property rental income	<u>27,643</u>	<u>30,644</u>
	<u>82,332</u>	<u>129,404</u>

(a) Disaggregation of revenue from contracts with customers

The Group derives revenue from the transfer of goods and services over time and at a point in time in the following categories, by nature of revenue and geographical regions.

	At a point in time RMB'000	Over time RMB'000	Total RMB'000
<u>31-Dec-25</u>			
Sales of development properties			
- China	35,925	-	35,925
Revenue from construction contracts			
- China	-	-	-
Property management service income			
- China	<u>18,764</u>	-	<u>18,764</u>
	<u>54,689</u>	-	<u>54,689</u>

	At a point in time RMB'000	Over time RMB'000	Total RMB'000
<u>31-Dec-24</u>			
Sales of development properties			
- China	73,327	-	73,327
Revenue from construction contracts			
- China	-	-	-
Property management service income			
- China	<u>25,433</u>	-	<u>25,433</u>
	<u>98,760</u>	-	<u>98,760</u>

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

3. REVENUE FROM CONTRACTS WITH CUSTOMERS (CONT'D)

(b) Contract assets and liabilities

	31-Dec-25	31-Dec-24
	RMB'000	RMB'000
<i>Over time:</i>		
Contract assets – construction contracts	<u>19,254</u>	<u>19,254</u>
<i>Point in time:</i>		
Contract liabilities – sales of properties	<u>99,921</u>	<u>99,921</u>

Contract assets primarily relate to the Group's rights to consideration for work completed but not billed at the reporting date arising from construction contracts. Contract assets are transferred to trade receivables when the rights become unconditional. This usually occurs when the Group invoices the customer.

Contract assets increased due to the timing differences between the agreed payment schedule and the progress of the construction work.

Contract liabilities are in relation to advance consideration received from customers. The contract liabilities are recognised as revenue when the Group fulfills its performance obligations under contract when control of properties transfers to the customer.

Revenue recognised in relation to contract liabilities

	31-Dec-25	Group 31-Dec-24
	RMB'000	RMB'000
Revenue recognised in current period that was included in the contract liability balance at the beginning of the year		
- Sales of development properties	<u>19,254</u>	<u>19,254</u>

The contract assets is related to construction work with Evergrande Group. Under the Chinese Government's instructions, Evergrande stopped all work verification and thus we are not able to invoice this customer. The arbitration process was initiated to chase for the amount of the work done and we are waiting for arbitration court hearings in China.

(c) Assets recognised from costs to fulfill contracts

The Group has no other current assets in relation to costs to fulfill contracts with customers. Costs are amortised to profit or loss as cost of sales on a basis consistent with the pattern of recognition of the associated revenue.

Based on the Group's assessment, the expected costs to complete the remaining construction contracts as at 31 December 2025 are expected to be completely recovered through contract revenue, hence no expected loss is recognised in the financial period ended 31 December 2025 (2024: RMB Nil).

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

4. LOSS BEFORE TAX

The following significant items have been included in arriving at loss before tax:-

The Group	12 months ended	
	31 December 2025	31 December 2024
	RMB'000	RMB'000
Interest expenses	117,344	118,644
Interest income	(6)	(9)
Depreciation	951	1,552
Exchange loss (gain)	(43,417)	(1,261)

5. INCOME TAX EXPENSE

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 consolidated statement of profit or loss are as follows:

The Group	12 months ended	
	31 December 2025	31 December 2024
	RMB'000	RMB'000
Current income tax (credit) expenses	(11)	25
Deferred income tax expense relating to origination and reversal of temporary differences	-	-

6. RELATED PARTY TRANSACTIONS

Name of interested person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) 31 Dec 2025	Aggregate value of all interest person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transaction less than S\$100,000) 31 Dec 2025
Yuan Le Sheng ⁽³⁾	S\$ 109,506 ⁽¹⁾⁽²⁾⁽³⁾	-

Notes:

(1) Mr. Yuan Le Sheng is the Company's controlling shareholder

(2) Consultancy fee

(3) Mr. Yuan provides consultancy services to the Company in fund raising, project financing, and provides professional advice on construction works and property development. No payments have been made to Mr. Yuan since June 2020.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

7. EARNINGS (LOSS) PER SHARE

Basic and diluted loss per share is calculated by dividing the loss for the period attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial period.

Diluted earnings per share are calculated by dividing profit for the period attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial period plus the weighted average number of ordinary shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares for diluted earnings per share computation respectively.

The following tables reflect the income and share data used in the computation of basic and diluted loss per share for the end of the period.

The Group	12 months ended	
	31 December 2025	31 December 2024
	RMB'000	RMB'000
Profit/(loss) for the period attributable to owners of the Company used in the computation of basic and diluted earnings per ordinary share	<u>(81,310)</u>	<u>(75,103)</u>
Weighted average number of ordinary shares in issue applicable to basic and diluted earnings per share computation (no. of shares)	<u>74,999,688</u>	<u>74,999,688</u>
Loss per share	(0.199)	(0.187)

8. PROPERTY, PLANT AND EQUIPMENT

During the twelve months ended 31 December 2025, the Group had no additions to property, plant and equipment (FY2024: NIL).

9. INVESTMENTS IN SUBSIDIARIES

	Company	
	31 Dec-2025	31 Dec-2024
	RMB'000	RMB\$'000
Unquoted shares, at cost	*	*

* Less than RMB 1,000

Management assessed for impairment whenever there is any objective evidence or indication that investments in subsidiary corporations may be impaired. An allowance for impairment loss was made in respect of the Company's investment in certain subsidiary corporations to reduce the carrying amount of the investments to the recoverable amounts, after taking into account the financial conditions of the related subsidiary corporations.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

9. INVESTMENT IN SUBSIDIARIES (CONT'D)

The Group has the following subsidiary corporations as at 31 December 2025 and 2024:

Name of Company	Principal activities	Country of business/ incorporation	Proportion of ordinary shares directly held by parent		Proportion of ordinary shares held by the Group		Proportion of ordinary shares held by non-controlling interests	
			2025	2024	2025	2024	2025	2024
			%	%	%	%	%	%
Held by the Company								
Dynamic Real Estate Holdings Pte. Ltd. ⁽¹⁾	Investment holding	Singapore	100	100	100	100	-	-
Derong Real Estate Holdings Pte. Ltd. ⁽¹⁾	Investment holding	Singapore	100	100	100	100	-	-
Pavillion Treasures Land and Development Sdn. Bhd. ⁽³⁾	Property development and investment	Malaysia	100	100	100	100	-	-
Held by Dynamic Real Estate Holdings Pte. Ltd.								
Foshan Nanhai Jiangnan Mingju Property Development Co., Ltd. ⁽²⁾	Property development	People's Republic of China ("PRC")	100	100	100	100	-	-
Debao Property Development (HK) Limited ⁽²⁾	Property development, general trade and investment	Hong Kong	100	100	100	100	-	-
Million Goldyear Sdn. Bhd. ⁽⁴⁾	Property development and investment	Malaysia	100	100	100	100	-	-
Held by Derong Real Estate Holdings Pte. Ltd.								
Foshan Nanhai Debao Investment Management Co., Ltd. ⁽²⁾	Investment property holding and development	PRC	100	100	100	100	-	-

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

9. INVESTMENT IN SUBSIDIARIES (CONT'D)

The Group has the following subsidiary corporations as at 31 December 2025 and 2024 (cont'd)

Name of Company	Principal activities	Country of business/ incorporation	Proportion of ordinary shares directly held by parent		Proportion of ordinary shares held by the Group		Proportion of ordinary shares held by non-controlling Interests	
			2025	2024	2025	2024	2025	2024
			%	%	%	%	%	%
Held by Foshan Nanhai Jiangnan Mingju Property Development Co., Ltd.								
Foshan Nanhai Guiyu Property Management Co., Ltd. ⁽²⁾	Property management	PRC	100	100	100	100	-	-
Foshan Nanhai Guihe Construction Engineering Co., Ltd. ⁽²⁾	Construction	PRC	100	100	100	100	-	-
Held by Foshan Nanhai Debao Investment Management Co., Ltd.								
Sihui Debao Jiangnan Mingju Development Co., Ltd. ⁽²⁾	Investment property holding and development	PRC	100	100	100	100	-	-
Tianjin Hotel Street Co., Ltd. ⁽²⁾	Investment property holding	PRC	57.8	57.8	57.8	57.8	42.2	42.2
Held by Foshan Nanhai Guiyu Property Management Co., Ltd.								
Foshan Nanhai Shun Mao Public Utilities Engineering Co., Ltd. ⁽²⁾	Public utilities engineering	PRC	100	100	100	100	-	-
Held by Foshan Nanhai Guihe Construction Engineering Co., Ltd.								
Foshan Nanhai Yi Tian Procurement and Trading Co., Ltd. ⁽²⁾	Sales and distribution of construction materials	PRC	100	100	100	100	-	-
Held by Foshan Nanhai Yi Tian Procurement and Trading Co., Ltd.								
Foshan Nanhai Yuzhi Landscaping Services Co., Ltd. ⁽²⁾	Landscaping services	PRC	100	100	100	100	-	-
Foshan Nanhai Fangao Renovation Services Co., Ltd. ⁽²⁾	Renovation services	PRC	100	100	100	100	-	-

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

9. INVESTMENT IN SUBSIDIARIES (CONT'D)

The Group has the following subsidiary corporations as at 31 December 2025 and 2024 (cont'd)

Name of Company	Principal activities	Country of business/ incorporation	Proportion of ordinary shares directly held by parent		Proportion of ordinary shares held by the Group		Proportion of ordinary shares held by non-controlling Interests	
			2025	2024	2025	2024	2025	2024
			%	%	%	%	%	%
<u>Held by Foshan Nanhai Yuzhi Landscaping Services Co., Ltd.</u>								
Guangdong Debao Land Co., Ltd. ⁽²⁾	Property development	PRC	50	50	100	100	-	-
<u>Held by Foshan Nanhai Fangao Renovation Services Co., Ltd.</u>								
Guangdong Debao Real Estate Investment Co., Ltd. ⁽²⁾	Property development	PRC	50	50	100	100	-	-
<u>Held by Sihui Debao Jiangnan Mingju Development Co., Ltd</u>								
Sihui BaoHeng Property Development Co., Ltd ⁽⁵⁾	Property holding and development	PRC	100	-	100	-	-	-
<u>Held by Foshan Nanhai Shun Mao Public Utilities Engineering Co., Ltd.</u>								
Foshan Nanhai Deqiang Trading Co., Ltd. ⁽²⁾	Sales and distribution of construction materials	PRC	100	100	100	100	-	-
Foshan Nanhai Shichu Investment Co., Ltd. ⁽²⁾	Investment holding	PRC	100	100	100	100	-	-
<u>Held by Debao Property Development (HK) Limited</u>								
Deao Investment Company Limited ⁽²⁾	Investment holding	PRC	100	100	100	100	-	-
Elite Starhill Sdn. Bhd. ⁽³⁾	Property development	Malaysia	100	100	100	100	-	-

⁽¹⁾ FY2019 Audited by Nexia TS Public Accounting Corporation, Singapore.

⁽²⁾ FY2019 Audited by Nexia TS Shanghai Certified Public Accountants, China for consolidation purpose.

⁽³⁾ FY2019 Audited by Hasnan THL Wong & Partners, Malaysia.

⁽⁴⁾ FY2019 Audited by Chew & Associates, Malaysia.

⁽⁵⁾ Newly incorporated and not yet commenced operations.

In accordance to Rule 716 of The Singapore Exchange Securities Trading Limited – Listing Rules, the Audit Committee and Board of Directors of the Company confirmed that they are satisfied that the appointment of different auditors for its subsidiary corporations would not compromise the standard and effectiveness of the audit of the Group.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

10. BORROWINGS

	The Group	
	31 December 2025	31 December 2024
	RMB'000	RMB'000
Amount repayable in one year or less, or on demand:		
Secured	1,548,148	1,598,204
Sub-total (1)	1,548,148	1,598,204
Amount repayable after one year:		
Secured	260,266	264,491
Sub-total (2)	260,266	264,491
Total debt (1)+(2)	1,808,414	1,862,695

The following loans are still outstanding:

(a) Bank loans

- Loans from a lender amounting to RMB20,932,290 (2024: RMB 20,932,290) with an effective interest rate at 8.5% (2024: 8.5%) per annum, is secured by property, plant and equipment and investment properties, restricted cash and cash equivalents and repayable in November 2026. The company expect the loan can be roll over when mature.
- Loans from a lender amounting to RMB 17,476,401 (2024: RMB 17,656,401) with an effective interest rate at 6.09% (2024: 6.09%) per annum, is secured by investment properties and repayable in 2026.
- Loans from a lender amounting to RMB 301,539,268 (2024: RMB 302,473,613) with an effective interest rate at 5.88% (2024: 5.88%) per annum, is secured by a shareholder of the Group and its subsidiaries, land use rights of the Group, property, plant and equipment and investment properties and repayable in 2032 to 2036.
- Loans from a lender amounting to RMB 10,090,000 (2024: RMB 10,180,000) with an effective interest rate at 4.7% (2024:4.7%) per annum, is secured by investment properties and repayable in 2026. The company expect the loan can be roll over when mature.
- Loans from a lender amounting to RMB 1,890,000 (2024: 2,070,000) with an effective interest rate at 5.8% (2024: 5.8%) per annum, is secured by commercial bills and repayable in 2030.
- Loans from a lender amounting to RMB 18,060,000 (2024: 18,060,000) with an effective interest rate at 8.00% (2024: 8.00%) per annum, is secured by property, plant and equipment and investment properties, restricted cash and cash equivalents and repayable in 2026. The company expect the loan can be roll over when mature.

(b) Other loans

- Loans from a lender amounting to RMB 1,177,829,210 (2024: RMB 1,225,725,200) with an effective interest rate of 6.00% (2024: 6.00%) per annum and secured by a shareholder of the Group and its subsidiaries, properties held for sale, development properties, land-use rights of the Group and investment properties. In relation to the loan with Huarong, the roll-over and further injection are currently undergoing approval with their Beijing headquarters. Huarong has also requested that the Company submit tenders from contractors for the Imbi Project in Malaysia for their consideration, before they can approve the loan roll-over and further injections. In April 2025, the Company submitted three (3) contractors for their consideration. The approval process for the Huarong loan and further injection is still undergoing. Huarong has agreed that the existing loan need no repayment until the approval of loan roll over and further injection is finalised. The Company will update shareholders on any developments regarding the loan arrangement with Huarong.
- To support the Group's operating cash flows requirements, the Group obtained loans from individuals and other non-financial institutions amounting to RMB 70,000,000. These loans bore average annual interest rate at 18%, are secured either by a guarantee given by a subsidiary, secured over properties held for sale, land use rights or investment properties of the Group. These loans are repayable within the next twelve months.
- Loan from a lender amounting to RMB 190,597,000 (2024: RMB 190,597,000) with interest rate at 4.35% (2024: 4.35%) per annum, are secured by the shares of our subsidiaries.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

11. TRADE AND OTHER RECEIVABLES

RMB million	Group		Company	
	31-Dec-25 RMB	31-Dec-24 RMB	31-Dec-25 RMB	31-Dec-24 RMB
Management fees	2.8	5.2	-	-
Construction works	6.5	12.8	-	-
Rental	1.4	2.6	-	-
ShengYu (BVI) Limited	160.0	160.0	-	-
Prepayments	22.0	33.0	-	-
Deposits	60.1	60.1	-	-
Guangzhou Xu Zhou Enterprise Management Co. Ltd.	24.8	24.8	-	-
Perfect Praise Investment Limited	16.0	16.0	-	-
Properties sales	37.2	56.3	-	-
Others	0.9	1.4	-	-
Inter-company receivables	-	-	954	959
	331.7	372.2	954	959

For details of the receivables from Sheng Yu (BVI) Limited, please refer to our announcement dated 18 January 2021 and 1 September 2021. The Guangzhou Arbitration Commission accepted our application for arbitration, and we are currently awaiting notice of the court hearings. Since January 2021, the arbitration commission has requested, in several batches, that we submit various additional information, and we have provided the information accordingly. The most recent court hearing was held in April 2023. We are still awaiting for the outcome of that hearing and do not plan to take further action until the results are known.

Deposits primarily relate to amounts required to be paid to government bureaus to obtain approval for the commencement of development properties for Project Imbi and Bay One. The company expects that deposits related to Bay One will be recovered in 2028, and those related to Project Imbi in 2032, as they are only recoverable within two to three years following the completion of the respective development projects.

It has become prevalent in the construction industry in China for subcontractors not to be paid in a timely manner, despite agreed payment schedules. In response, the Company's subcontractors demanded that payment deadlines be brought forward; failing which, they would not proceed with construction works on the Company's Bay One development project (the "Bay ONE Project"). In order to complete the Bay ONE Project as scheduled and to avoid any liability arising from delays, the Company acceded to the subcontractors' demands and made prepayments for construction costs accordingly. With the nearing handover date of two additional towers of the Bay ONE Project, these prepayments will be utilised against verified construction works.

The decrease in property sales receivables is mainly attributable to the settlement of such receivables during the period.

12 PROPERTIES HELD FOR SALE

	Group	
	31-Dec-25 RMB'000	31-Dec-24 RMB'000
Cost	<u>21,326</u>	<u>21,410</u>

During the period, properties with a carrying amount of RMB Nil (2024: NIL) were transferred to investment properties.

13 DEVELOPMENT PROPERTIES

	Group	
	31-Dec-25 RMB'000	31-Dec-24 RMB'000
Properties under development	330,488	287,887
Land for development	<u>702,277</u>	<u>702,277</u>
	1,032,765	990,164

The increase in properties under development is mainly due to construction works at Bay ONE, partially offset by sales from the same project.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

14. TRADE AND OTHER PAYABLES

RMB million	Group		Company	
	31-Dec-25 RMB	31-Dec-24 RMB	31-Dec-25 RMB	31-Dec-24 RMB
Trade and other payables:				
Trade payables	68.0	73.7	-	-
Accruals	713.5	633.2	-	-
Deposits received	21.8	22.1	-	-
Receive in advance	76.0	68.0	-	-
Others	6.7	8.0	-	-
Inter-company payables	-	-	19.0	18.0
Total trade and other payables	886	805	19.0	18.0

31 Dec 2025	RMB (millions)	Aging (days)				
		within 90	91-180	181-270	271-365	Over one year
Interest accrual	631.1	15.8	21	3	29	562.3
Construction works accrual	82.4	-	18.1	-	-	64.3
	713.5	15.8	39.1	3	29	626.6

31 December 2024	RMB (millions)	Aging (days)				
		within 90	91-180	181-270	271-365	Over one year
Interest accrual	565.7	8	9	15.1	21.5	512.1
Construction works accrual	67.5	-	-	-	-	67.5
	633.2	8	9	15.1	21.5	579.6

When the Company engages subcontractors for construction works, payment terms are typically based on the completion of specified work stages. Invoices are generally received only after the construction work has been verified. During the construction progress, the Company estimates the work completed by subcontractors and recognizes accruals for the corresponding costs. The period between the actual completion of construction work and the invoice date can be extensive, varying depending on the nature of the work performed. The interest accrual relates to loan interest payable to Huarong and Binhai.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

15. NET ASSET (LIABILITIES)

	Group		Company	
	31-Dec-25	31-Dec-24	31-Dec-25	31-Dec-24
Net assets value per share (RMB)	1.02	1.52	10.73	10.81
Number of ordinary shares	74,999,688	74,999,688	74,999,688	74,999,688

Net assets value per share is calculated based on the equity attributable to the owners of the Company divided by the number of issued shares (excluding treasury shares).

16. SHARE CAPITAL

Group and Company	31-Dec-25	31-Dec-24	31-Dec-25	31-Dec-24
	Number of shares		RMB'000	RMB'000
Balance at beginning and at end	74,999,688	74,999,688	909,831	909,831

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restriction. The ordinary shares have no par value.

There were no treasury shares as at 31 December 2025 and 31 December 2024 respectively.

17. SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the Chief Executive Officer ("CEO"), designated as the Chief Operating Decision Maker ("CODM"), that are used to make strategic decisions, allocate resources, and assess performance.

The CEO considers the business from both a geographic and business segment perspective. Geographically, management manages and monitors the business in two primary geographic areas namely, Malaysia and People's Republic of China. From a business segment perspective, management separately considers the business activities in these geographic areas. All the geographic areas are engaged in property development activity.

The Group has 4 reportable segments, as described below, which are the Group's strategic business units. The strategic business units offer different services, and are managed separately because they require different marketing strategies. For each of the strategic business units, the CEO reviews the internal management reports on a quarterly basis. The following summary describes the operations in each of the Group's reportable segments:

Property development: Development of residential, commercial and other properties

Construction contract: Building structural projects and interior works for our jointly controlled operations and 3rd parties

Property investment : Leasing of investment properties to generate rental income and to gain from the appreciation in the value of the properties in the long term

Others: Provision of property management, trading and public utilities

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

17. SEGMENT INFORMATION (CONT'D)

The segment information provided to the CEO for the reportable segments is as follows:

	Group					Total RMB'000
	Property development RMB'000	Construction contract RMB'000	Property investment RMB'000	Others RMB'000	Inter segment elimination RMB'000	
2025						
Revenue						
Total segment sales	35,925		27,643	18,764		82,332
Inter segment revenue	-		-	-		-
Sales to external parties	35,925	-	27,643	18,764	-	82,332
Adjusted EBITDA	11,984	(931)	22,489	3,437	-	36,979
Depreciation of property, plant and equipment	(325)	-	(625)	(1)	-	(951)
Interest expense	(85,805)	(2,639)	(13,754)	(15,146)	-	(117,344)
Interest income	6	-	-	-	-	6
Profit (Loss) before taxation	(74,140)	(3,570)	8,110	(11,710)	-	(81,310)
Income tax expense	57	-	(12)	(34)	-	11
Segment results	(74,083)	(3,570)	8,098	(11,744)	-	(81,299)

	Group					Total RMB'000
	Property development RMB'000	Construction contract RMB'000	Property investment RMB'000	Others RMB'000	Inter segment elimination RMB'000	
2024						
Revenue						
Total segment sales	73,327	4,104	30,644	25,433	(4,104)	129,404
Inter segment revenue	-	4,104	-	-	(4,104)	-
Sales to external parties	73,327	-	30,644	25,433	-	129,404
Adjusted EBITDA	19,544	(1,523)	22,117	4,946	-	45,084
Depreciation of property, plant and equipment	(840)	(1)	(706)	(5)	-	(1,552)
Interest expense	(86,329)	(2,375)	(13,703)	(16,237)	-	(118,644)
Interest income	8	-	-	1	-	9
Loss before taxation	(67,617)	(3,899)	7,708	(11,295)	-	(75,103)
Income tax expense	(1)	-	(24)	-	-	(25)
Segment results	(67,618)	(3,899)	7,684	(11,295)	-	(75,128)

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

17. SEGMENT INFORMATION (CONT'D)

The Group has the following subsidiary corporations as at 31 December 2025 and 31 December 2024: (continued)

Carrying value of non-controlling interests

	Group	
	2025	2024
	RMB'000	RMB'000
Tianjin Hotel Street Co., Ltd.	(13,552)	(14,367)
Others	(60,505)	(54,104)
Total	<u>(74,057)</u>	<u>(68,471)</u>

Summarised financial information of subsidiary corporations with material non-controlling interests

Set out below are the summarised financial information for the subsidiary corporation that has non-controlling interests that are material to the Group. These are presented before inter-company eliminations.

There were no transactions with non-controlling interests for the financial years ended 31 December 2025 and 31 December 2024.

(i) *Tianjin Hotel Street Co., Ltd.*

Summarised statement of financial position

	31-Dec-25	31-Dec-24
	RMB'000	RMB'000
Current		
Assets	90,160	79,688
Liabilities	(396,780)	(370,136)
Total current net liabilities	<u>(306,620)</u>	<u>(290,448)</u>
Non-current		
Assets	405,342	404,844
Liabilities	(131,500)	(148,440)
Total non-current net assets	<u>273,842</u>	<u>256,404</u>
Net liabilities	<u>(32,778)</u>	<u>(34,044)</u>

Summarised income statement

	31-Dec-25	31-Dec-24
	RMB'000	RMB'000
Revenue	16,911	18,104
Profit before income tax	<u>1,801</u>	<u>2,219</u>
Income tax expenses	-	-
Total comprehensive loss, representing net loss	<u>1,801</u>	<u>2,219</u>
Total comprehensive loss allocated to non-controlling interests	<u>760</u>	<u>936</u>

Summarised cash flows

	31-Dec-25	31-Dec-24
	RMB'000	RMB'000
Net cash provided by operating activities	-	1
Net cash used in investing activities	-	-
Net increase in cash and cash equivalents	<u>-</u>	<u>1</u>
Cash and cash equivalents at beginning of financial year	2	1
Cash and cash equivalents at end of financial year	<u>2</u>	<u>2</u>

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

18. PROVISIONS

RMB'000	31.12.2025	31.12.2024
Provision for cost of disposed subsidiaries	90,456	90,456
Provision for late delivery of properties to buyer and construction works	11,179	8,567
Provisions	<u>101,635</u>	<u>99,023</u>

19. EVENTS OCCURRING AFTER THE REPORTING PERIOD

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

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

OTHER INFORMATION

1. REVIEW

The condensed consolidated balance sheet of Debao Property Development Limited and its subsidiaries as at 31 December 2025 and the related condensed consolidated income statement and statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the period then ended and certain explanatory notes have not been audited and reviewed.

2. *Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.*
Unaudited and not reviewed.

3. *Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).*
Not applicable.

3A. **WHERE THE LATEST FINANCIAL STATEMENTS ARE SUBJECT TO AN ADVERSE OPINION, QUALIFIED OPINION OR DISCLAIMER OR OPINION: -**

(a) *Updates on the efforts taken to resolve each outstanding audit issue.*

(b) *Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.*

This is not required for any audit issue that is a material uncertainty relating to going concern.

(a)
Divestment of Profit Consortium Sdn. Bhd. ("Profit Consortium")

This disclaimer arose mainly due to the shares sales of Profit Consortium of remaining 1% not completed before year end and thus the auditors could not ascertain whether the provision for impairment were adequate.

Debao is currently finalizing the details with potential buyers. When finalised, it would provide adequate information to auditors for making adequate provision for the impairments.

Divestment of Poly Ritz Green (Malaysia) Sdn. Bhd. ("Poly Ritz")

This disclaimer arose mainly due to the buyer of Poly Ritz refusing to provide auditors the books and records after transfer date.

We confirmed with the auditors that as Poly Ritz was disposed during FY2019, they need not review the books and records of Poly Ritz in FY2021 to ascertain the consolidated results and thus the Debao considered this issue resolved as this disclaimer will not carry forward to FY2025

Litigation case involving key management of Foshan Nanhai Chuangxintian Hotel Management Co., Ltd. ("Chuangxintian")

Chuangxintian is an associated company of the Group. During the period from 9 June 2020 to 17 July 2020, the directors of Chuangxintian, who were appointed by the majority shareholder (the "Majority Shareholder") of Chuangxintian, were arrested for suspect scam cases by Commercial Criminal Investigation Department of Municipal Public Security Bureau of Guangzhou City, Guangdong Province, the People's Republic of China. The cases are currently in the progress of investigations as at the date of this report.

We contacted the Economic Investigation Team of Commercial Criminal Investigation Department of Municipal Public Security Bureau of Guangzhou City in March 2025 to check for the progress of the investigation but we did not get any updates from the police. As the directors of Chuangxintian are still not going through court proceedings and we are not the subject for investigation, it is the only procedure we are informed of the updates of the case.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

(b)

Executive directors confirms that the impact of all outstanding audit issues on the financial statements have been adequately disclosed in these financial statements.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current period as compared with those used in the company's most recently audited annual financial statements.

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

Nil

6. *Review Performance of the Group*

Income statement

Revenue

The Group's revenue decreased by RMB 47.0 million, or 36%, from RMB 129.4 million in 12M2024 to RMB 82.3 million in 12M2025. This was mainly due to a decrease in property sales revenue by RMB 37.4 million and a decrease in management fee revenue of RMB 7 million. The decrease in properties sales are mainly due to the market sentiment whereas the decrease in management fee revenue are mainly due to decreased management fee rate for some properties.

Cost of Sales and Gross Profit

Cost of sales decreased by RMB 36.0 million, or 52%, from RMB 69.4 million in 4Q2024 to RMB 33.4million in 4Q2025. This is mainly due to the decrease in property sales in 12M2025.

Our overall gross profit margin increased from 46% in 4Q2024 to 59% in 4Q2025 mainly as a result of the product mix.

Other Income (Expenses), net

Other income (expenses) mainly includes interest income, miscellaneous expenses, surcharge income from property management services and other miscellaneous income offset by interest and other miscellaneous expenses.

Other income increased by RMB 0.04 million from other income RMB 1.29 million in 4Q2024 to other income RMB 1.33 million in 4Q2025. The increase is mainly due to increase in temporary car park income in 4Q2025.

Selling and Distribution Expenses

Selling expenses primarily include staff cost, advertising and promotion expenses, sales commissions, sales offices rental expenses and maintenance costs.

Selling expenses decreased by RMB 2.06 million, or 69%, from RMB 2.99 million in 4Q2024 to RMB 0.93 million in 4Q2025. The decrease is mainly due to the decreased advertising and promotional activities.

OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

Administrative Expenses

Administrative expenses comprise various expenses such as salaries and staff-related expenses, utilities, depreciation charges for building and office equipment, telecommunication expenses, entertainment expenses, professional fees, travelling expenses and other general office overheads expenses.

Administrative expenses decreased by RMB 1.50 million or 10% from RMB 14.8 million in 4Q2024 to RMB 13.3 million in 4Q2025. It was mainly attributable to the Group's efforts to control the expenses and staff salary.

Finance Costs

Finance cost, net of capitalised interest, was at RMB 117.34 million in 4Q2025 and RMB 118.64 million in 4Q2024.

Depreciation

Depreciation relates to the depreciation charge on our properties, plant and equipment.

Income Tax Expenses

Income tax includes statutory enterprise income tax and land appreciation tax. The change is mainly due to the timing of payment of properties sales tax.

Currency Translation Difference

The Group has overseas subsidiaries in Hong Kong, Malaysia and Singapore. The translation differences arose from the difference in exchange rates on overseas assets and liabilities. The major components that caused translation difference (1) USD loan amounting to USD 150 million; (2) investment properties and development properties in Malaysian Ringgit; and (3) Other assets and liabilities in overseas currencies.

The currency translation loss in 4Q2025 is mainly due to the depreciation of RMB against MYR and SGD which led to loss in Malaysia and Singapore assets, offset by the appreciation of RMB against USD which resulted in translation gain in our USD loan.

Net Profit (Loss)

The Group recorded a net loss of RMB 81.30 million in 4Q2025, compared to a net loss of RMB 75.13 million in 4Q2024.

Statement of Financial Position as at 31 December 2024

Current Assets

Current assets comprise mainly development properties, cash and bank balances, restricted cash and cash equivalents, property held for sales and trade and other receivables. Current assets amounted to approximately RMB 1,457 million in 4Q2025 compared to approximately RMB 1,465 million in FY2024.

The largest components of our current assets were development properties, property held for sales and trade and other receivables, which stood at RMB 1,386 million, as compared to RMB 1,384 million in FY2024.

Development properties, which include the cost of land, interest capitalised, and related costs, accounted for approximately RMB 1,033 million compared to RMB 990 million in FY2024. The increase in development properties is mainly due to the increased work in development properties, offset by the sales in development properties.

Trade and other receivables stood at approximately RMB 332 million, which decreased by 40 million compared to RMB 372 million in FY2024. The decrease is mainly due to the utilization of prepayments and settlement for properties sales receivable.

The Group's Net Working Capital (Current Assets - Current Liabilities) is negative largely due to the current loans which are payable in the next 12 months. Accordingly, the Group is in negotiations with the lenders to refinance the loan(s) as appropriate.

OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

Non-current assets

Non-current assets comprise mainly property, plant and equipment and investment properties. The amount stood at RMB 2,181 million as at end of FY2025 compared to 2,180 million as at end of FY2024.

The net book value of investment properties was approximately RMB 2,159 million. These are held to generate rental income and/or for capital appreciation. Our investment properties comprise mainly our Debao Hotel Complex together with the adjacent land and underground car parks, commercial premises located in Debao Garden and Jiangnan Mingju, car parks located in Debao Garden, Tianjin Boulevard buildings and Sihui City Mall.

Current liabilities

Trade and other payables, which mainly comprise amounts payable to contractors and suppliers and advance receipts from property development sales, stood at approximately RMB 886 million, approximately 10% higher than RMB 805 million as at 31 December 2024. The increase in trade and other payables was mainly due to the increase in interest accruals for loan from Huarong and Binhai.

Bank and Other Loans

Please refer to item 1(b)(ii).

Shareholders' equity

Equity is comprised of share capital, translation reserve, non-controlling interest and retained earnings. The non-controlling interest pertains to

- a) 32% shareholding held by the minority interest in a PRC subsidiary, Guangxi Hezhou De Neng Mining Co., Ltd;
- b) 42.2% shareholding held by the minority interest in a PRC subsidiary, Tianjin Hotel Street Co., Ltd;
- c) 60% shareholding held by the minority interest in a PRC subsidiary, Foshan Nanhai Chuang Xin Tian Hotel Management Co., Ltd;
- d) 19% shareholding held by the minority interest in a PRC subsidiary, Sihui Debao Jiangnan Mingju Property Development Co., Ltd; and

Shareholders' equity amounted to RMB 76.1 million, representing a decrease of RMB 37.8 million from RMB 114.0 million at 31 December 2024 due to the loss for the period, partially offset with the translation gain incurred in this period.

Cash flow statement

The Group has a net decrease in cash and cash equivalents of RMB 10.7 million in 12M2025, which comprise operating cash inflows before movements in working capital of RMB 80 million, in addition to inflow in net working capital movements of RMB 64.7 million and adjusted by net use of finance cost and interest received as well as income tax recovered of approximately RMB 116.3 million. The net cash from operations outflows were mainly due to net cash outflow by the increase in the development properties, offset by the decrease in trade and other receivables and the increase in trade and other payables.

The net cash outflow in investing activities is RMB 2.2 million mainly due to the increase in investment properties.

The Group recorded a net cash outflow in financing activities of RMB 37.3 million during 12M2025. This was mainly due to an increase in lease payables offset by the decrease in bank and other loans.

With the above, the Group has recorded a net decrease in cash and cash equivalents of RMB 10.7 million for 12M2025.

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

No forecast or a prospect statement has been previously disclosed to shareholders.

OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

8. *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*

Market Outlook

As a result of the Government's policy to curb speculation, the property in Foshan average selling price has stabilised⁽¹⁾. Transaction volumes are increased from 0.85 million sqm in 3Q2025 to 1.03 million sqm in 4Q2025⁽¹⁾.

In October 2022 and subsequently in August 2023, we have replied SGX queries in relation to the dividend and delisting. The Group is making efforts to accumulate cash of SGD 1,499,994 to pay the 2017 final dividend to minority shareholders. The Group is also trying to address the delisting issue but due to the current state of its financial position, and the difficulty in raising bank loans in the property sector, it is unfortunately not making any headway.

Project Updates

Projects in Malaysia

1. Project Imbi ("The Landmark")

The Landmark is a development project of twin residential towers. The towers are located in the CBD of Kuala Lumpur, opposite Tun Razak Exchange. Each tower consists of 73 floors and there are 1338 high-end service apartments in total. The towers have 2 swimming pools, a library, a mini golf park, a BBQ area, sky park and butler services to its residents. It also has a skyline restaurant to provide high end catering for its residents and general public. We are concentrating our efforts in the completion of Bay ONE project first and expect to continue the development of Imbi project in 2026 onwards. For more details, please refer to details in 10(b)(1).

Projects in China

2. Tianjin Boulevard

A development project which consists of a hotel and a shopping mall. Total redevelopment area is approximately 40,000 sq meters. All redevelopment work has been completed. Tianjin Boulevard project is expected to generate rental income till 2032.

3. Bay One

A residential and shopping mall development project comprising 4 tower apartments each of 20 floors and 1 tower of hotel and apartments. The project consists of 1778 apartments with 4 blocks of street style commercial blocks and 739 car parks. The towers are located in a Tier 4 city Sihui.

The accumulated sales/pre-sales (See Note 2 below) status of our projects as at 31 December 2025 are as follows:

Projects	Sales/Pre-sales Value - RMB'000	Sales/Pre-sales GFA - Sq m	Approximate ASP/Sq m – RMB	Estimated Percentage of Completion
The Landmark-Malaysia	69,455	2,255	30,800	10%
Jin Long Garden-South Zone	853,234	87,363	9,767	100%
Jiangnan Mingju Phases 5 and 6	1,003,515	146,595	6,845	100%
Sihui City Mall	396,433	58,918	6,729	100%
Sihui Bay One	665,202	76,729	8,669	88%
Total	2,987,839	371,860	8,035	NA

The accumulated sales/pre-sales (See Note 2 below) status of our projects for 12M2025 are as follows:

Projects	Sales/Pre-sales Value - RMB'000	Sales/Pre-sales GFA - Sq m	Approximate ASP/Sq m – RMB	Estimated Percentage of Completion
The Landmark-Malaysia	-	-	-	10%
Jin Long Garden – South Zone	-	-	-	100%
Jiangnan Mingju Phases 5 and 6	-	-	-	100%
Sihui City Mall	-	-	-	100%
Sihui Bay One	35,925	4,400	8,165	88%
Total	35,925	4,400	8,165	NA

OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

The sales/pre-sales (See Note 2 below) of our projects for 4Q2025 are as follows:

Projects	Sales/Pre-sales Value - RMB'000	Sales/Pre-sales GFA - Sq m	Approximate ASP/Sq m – RMB	Estimated Percentage of Completion
The Landmark-Malaysia	-	-	-	10%
Jin Long Garden – South Zone	-	-	-	100%
Jiangnan Mingju Phases 5 and 6	-	-	-	100%
Sihui City Mall	-	-	-	100%
Sihui Bay One	10,669	1,315	8,113	88%
Total	10,669	1,315	8,113	NA

Notes

- (1) Source from Bureau of Housing and Urban-Rural Development of Foshan (<http://fszj.foshan.gov.cn/zwgk/zdxxgk/fdcsc/sitj/>).
- (2) Sales/pre-sales with certainty on receipt of purchase consideration, including those not ready for handover or key collections.
- (3) The Landmark Malaysia was previously known as Imbi project.

9. DIVIDEND

a. *Whether an interim (final) ordinary dividend has been declared (recommended) Any dividend declared for the current financial period reported on?*

No dividend is proposed.

b. *Corresponding Period of the immediately preceding financial year
Any dividend declared for the corresponding period of the immediately preceding financial year?*

None

c. *Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived*

Not applicable.

d. *The date the dividend is payable*

Not applicable.

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

Not applicable.

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

The Group would like to maintain its cash position to meet working capital requirements.

OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2025

10. INTERESTED PERSON TRANSACTIONS

Please refer to Notes 6 of the Notes to the Condensed Financial Statements

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

Group	Property development	Construction contracts	Property investment	Other	Total
Revenue					
<u>2025</u>	35,925	-	27,643	18,764	82,332
<u>2024</u>	73,327	-	30,644	25,433	129,404
Segment result					
<u>2025</u>	(71,103)	(3,739)	6,602	(13,070)	(81,310)
<u>2024</u>	(67,617)	(3,899)	7,708	(11,295)	(75,103)

12. A breakdown of sales

	Group		
	2025	2024	Increase/
	RMB'000	RMB'000	(Decrease)
(a) Sales reported for first half year	44,591	32,684	36%
(b) Operating profit/(loss) after tax reported for first half year	(39,014)	(49,395)	(21%)
(c) Sales reported for second half year	37,741	96,720	(61%)
(d) Operating profit after tax reported for second half year	(42,285)	(25,708)	64%

NM = Not meaningful

13. A breakdown of the total annual dividend (in SGD value) for the issuer's latest full year and its previous full year.

Total Annual Net Dividend

	2025	2024
Ordinary Shares	Nil	Nil

14. Disclosure of persons occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Yuan Jian Sheng	63	Brother of our shareholder, Mr. Yuan Le Sheng	Vice general manager of our subsidiary, Foshan Nanhai Guihe Construction Engineering Co., Ltd, 2014	Nil
Yuan Le Sheng	60	Major shareholder	Consultant, 2018	Nil

BY ORDER OF THE BOARD

Yuan Jian Sheng
Executive Director and CEO
28 February 2026

Confirmation by the Board

We, Yuan Jian Sheng and Zhong Yan Xiang, being Directors of the Company, do hereby confirm, on behalf of the Board of Directors of the Company that, to the best of our knowledge, nothing has come to the attention of the Management and Board of Directors which may render the 12 months ended 31 December 2025 results to be false or misleading in any material respect and we confirm that the Company has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

On behalf of the Board of Directors

Yuan Jian Sheng
Executive Director and CEO

Zhong Yan Xiang
Executive Director

28 February 2026