(Incorporated in the Republic of Singapore)
(Company Registration No. 200405522N)

Condensed Interim Financial Statements (Unaudited)
For the six months and full year ended 30 September 2025

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

		The Group					
		6 months ended			12 months ended		
		30 Sep 2025	30 Sep 2024		30 Sep 2025	30 Sep 2024	
		2H2025	2H2024	Change	FY2025	FY2024	Change
	Note	S$'000	S$'000	%	S$'000	S$'000	%
Revenue	4	592	5,475	(89)	6,059	10,650	(43)
Cost of sales		197	(5,141)	(104)	(4,740)	(9,951)	(52)
Gross profit		**789**	**334**	136	**1,319**	**699**	89
Other operating income		5,876	4,102	43	6,022	4,140	45
Finance income		6	27	(78)	57	40	43
Administrative expenses		(233)	(1,307)	(82)	(2,889)	(4,012)	(28)
Finance costs		(1,386)	(1,082)	28	(2,264)	(2,777)	(18)
Other operating expenses		(412)	(325)	27	(452)	(325)	39
Share of results of associates		(695)	(497)	40	(153)	(27)	467
Profit/ (loss) before taxation	6	**3,945**	**1,252**	215	**1,640**	**(2,262)**	(173)
Taxation	7	(219)	261	(184)	(265)	243	(209)
Profit/ (loss) after taxation for the period/ year		**3,726**	**1,513**	146	**1,375**	**(2,019)**	(168)
Other comprehensive income/(loss) after tax:							
Items that may be reclassified subsequently to profit or loss							
Exchange differences on translation of the financial statements of foreign entities		1,506	8,906	(83)	(1,673)	6,909	(124)
		1,506	**8,906**	(83)	**(1,673)**	**6,909**	(124)
Items that will not be reclassified subsequently to profit or loss							
Exchange differences on translation of the financial statements of foreign entities		646	4,102		(722)	3,238	
Fair value (loss)/ gain on financial assets, at FVOCI		(798)	1,041	N/M	(798)	1,041	N/M
Total comprehensive income/ (loss)		**5,080**	**15,562**	(67)	**(1,818)**	**9,169**	N/M
Profit/(loss) attributable to:							
Owners of the parent		3,833	1,363	N/M	1,512	(2,047)	(174)
Non-controlling interests		(107)	150	N/M	(137)	28	(589)
		3,726	**1,513**	N/M	**1,375**	**(2,019)**	(168)
Total comprehensive income/(loss) attributable to:							
Owners of the parent		4,540	11,311	N/M	(960)	5,903	N/M
Non-controlling interests		540	4,251	(87)	(858)	3,266	(126)
		5,080	**15,562**	(67)	**(1,818)**	**9,169**	N/M
Earnings per share for profit attributable to owners of the Company during the period/year							
Basic and diluted (SGD in cent)		1.07	0.38		0.42	(0.57)	

B. Condensed interim statements of financial position

		The Group			The Company	
		Unaudited	Restated	Restated	Unaudited	Audited
		30 Sep 2025	30 Sep 2024	1 Oct 2023	30 Sep 2025	30 Sep 2024
	Note	S$'000	S$'000	S$'000	S$'000	S$'000
Non-current assets						
Property, plant and equipment	11	1,940	1,951	2,002	-	-
Right-of-use assets		175	239	353	-	-
Investment properties	12	104,742	98,343	94,385	-	-
Subsidiaries		-	-	-	9,879	9,879
Associates	13	850	6,103	13,251	-	-
Financial assets, at FVOCI	10	8,211	9,009	7,968	-	-
Deferred tax assets		530	466	206	-	-
		116,448	116,111	118,165	9,879	9,879
Current assets						
Inventories		-	-	-	-	-
Trade and other receivables		5,685	5,727	22,219	75,932	69,187
Contract assets		43	130	17,919	-	-
Development properties	14	234,281	216,340	202,471	-	-
Financial assets, at fair value through profit or loss ("FVTPL")		252	1,618	105	-	-
Asset held for sale	12	-	1,180	-	-	-
Cash and cash equivalents		5,191	9,112	11,543	874	5,272
		245,452	234,107	254,257	76,806	74,459
Less:-						
Current liabilities						
Lease liabilities		48	60	82	-	-
Trade and other payables		5,872	5,832	15,991	20,615	15,820
Contract liabilities		49	43	21	-	-
Bank borrowings	15	93,488	77,451	97,765	-	-
Current tax payable		-	-	-	-	-
		99,457	83,386	113,859	20,615	15,820
Net current assets		145,995	150,721	140,398	56,191	58,639
Non-current liabilities						
Lease liabilities		120	156	261	-	-
Bank borrowings	15	12,787	13,463	14,019	-	-
Deferred tax liabilities		19,051	18,848	17,693	-	-
		31,958	32,467	31,973	-	-
Net assets		230,485	234,365	226,590	66,070	68,518
Capital and reserves						
Share capital	16	63,280	63,280	63,280	63,280	63,280
Retained earnings		57,290	57,841	61,234	12,171	15,925
Merger reserve		(485)	(485)	(485)	-	-
Treasury shares	17	(9,610)	(9,610)	(9,563)	(9,610)	(9,610)
Currency translation reserve		(6,884)	(5,211)	(12,120)	-	-
Acquisition reserve		78,743	78,743	78,743	-	-
Fair value reserve		(2,267)	(1,469)	(2,510)	-	-
Revaluation surplus reserve		3,224	3,224	3,224	-	-
Equity reserve		229	229	229	229	(1,077)
Equity attributable to owners of the Company		183,520	186,542	182,032	66,070	68,518
Non-controlling interests		46,965	47,823	44,558	-	-
Total equity and reserves		230,485	234,365	226,590	66,070	68,518

C. Condensed interim statements of changes in equity

The Group	Share Capital S$'000	Treasury Shares S$'000	Acquisition Reserve S$'000	Currency Translation Reserve S$'000	Equity Reserve S$'000	Fair Value Reserve S$'000	Revaluation Surplus Reserve S$'000	Merger Reserve S$'000	Retained Earnings S$'000	Subtotal S$'000	Non-Controlling Interests S$'000	Total Equity S$'000
	Attributable to equity holders of the Company											
At 1 October 2023	63,280	(9,563)	78,743	(12,120)	229	(2,510)	3,224	(485)	61,234	182,033	44,558	226,591
Total comprehensive income/(loss) for the period												
Profit for the period	-	-	-	-	-	-	-	-	(3,409)	(3,409)	(122)	(3,531)
Other comprehensive income/(loss)												
Exchange differences arising from transaction	-	-	-	(1,998)	-	-	-	-	-	(1,998)	(863)	(2,861)
Total other comprehensive income/(loss)	-	-	-	(1,998)	-	-	-	-	-	(1,998)	(863)	(2,861)
Total comprehensive income/(loss) for the period	-	-	-	(1,998)	-	-	-	-	(3,409)	(5,407)	(985)	(6,392)
Transactions with owners, recognised directly in equity												
Contributions by and distributions to owners												
Purchase of treasury shares	-	(47)	-	-	-	-	-	-	-	(47)	-	(47)
Dividend paid	-	-	-	-	-	-	-	-	(1,077)	(1,077)	-	(1,077)
Total contributions by and distributions to owners and total transactions with owners	-	(47)	-	-	-	-	-	-	(1,077)	(1,124)	-	(1,124)
Balance as at 31 March 2024	63,280	(9,610)	78,743	(14,118)	229	(2,510)	3,224	(485)	56,748	175,502	43,573	219,075
Total comprehensive income/(loss) for the period												
Profit/(loss) for the period	-	-	-	-	-	-	-	-	1,362	1,362	150	1,512
Other comprehensive income/(loss)												
Fair value loss on financial asset, at FVOCI	-	-	-	-	-	1,041	-	-	-	1,041	-	1,041
Exchange differences arising from transaction	-	-	-	8,907	-	-	-	-	-	8,907	4,101	13,008
Total other comprehensive income/(loss)	-	-	-	8,907	-	1,041	-	-	-	9,948	4,101	14,049
Total comprehensive income/(loss) for the period	-	-	-	8,907	-	1,041	-	-	1,362	11,310	4,251	15,561
Transactions with owners, recognised directly in equity												
Contributions by and distributions to owners												
Purchase of treasury shares	-	-	-	-	-	-	-	-	-	-	-	-
Dividend paid	-	-	-	-	-	-	-	-	(270)	(270)	-	(270)
Total contributions by and distributions to owners and total transactions with owners	-	-	-	-	-	-	-	-	(270)	(270)	-	(270)
Incorporation of subsidiary	-	-	-	-	-	-	-	-	-	-	-	-
Total transaction with owners	-	-	-	-	-	-	-	-	(270)	(270)	-	(270)
Balance as at 30 September 2024	63,280	(9,610)	78,743	(5,211)	229	(1,469)	3,224	(485)	57,840	186,542	47,824	234,366
At 1 October 2024	63,280	(9,610)	78,743	(5,211)	229	(1,469)	3,224	(485)	57,841	186,542	47,824	234,366
Total comprehensive income/(loss) for the period												
Profit/(loss) for the period	-	-	-	-	-	-	-	-	(2,322)	(2,322)	(31)	(2,353)
Other comprehensive income/(loss)												
Exchange differences arising from transaction	-	-	-	(3,179)	-	-	-	-	-	(3,179)	(1,368)	(4,547)
Total other comprehensive income/(loss)	-	-	-	(3,179)	-	-	-	-	-	(3,179)	(1,368)	(4,547)
Total comprehensive income/(loss) for the period	-	-	-	(3,179)	-	-	-	-	(2,322)	(5,501)	(1,399)	(6,900)
Transactions with owners, recognised directly in equity												
Contributions by and distributions to owners												
Purchase of treasury shares	-	-	-	-	-	-	-	-	-	-	-	-
Dividend paid	-	-	-	-	-	-	-	-	(1,077)	(1,077)	-	(1,077)
Total contributions by and distributions to owners and total transactions with owners	-	-	-	-	-	-	-	-	(1,077)	(1,077)	-	(1,077)
Balance as at 31 March 2025	63,280	(9,610)	78,743	(8,390)	229	(1,469)	3,224	(485)	54,442	179,964	46,425	226,389
Total comprehensive income/(loss) for the period												
Profit for the period	-	-	-	-	-	-	-	-	3,834	3,834	(106)	3,728
Other comprehensive income/(loss)												
Fair value gain on financial asset, at FVOCI						(798)				(798)		(798)
Exchange differences arising from transaction	-	-	-	1,506	-	-	-	-	-	1,506	646	2,152
Total other comprehensive income/(loss)	-	-	-	1,506	-	(798)	-	-	-	708	646	1,354
Total comprehensive income/(loss) for the period	-	-	-	1,506	-	(798)	-	-	3,834	4,542	540	5,082
Transactions with owners, recognised directly in equity												
Contributions by and distributions to owners												
Dividend paid	-	-	-	-	-	-	-	-	(986)	(986)	-	(986)
Total contributions by and distributions to owners and total transactions with owners	-	-	-	-	-	-	-	-	(986)	(986)	-	(986)
Incorporation of subsidiary	-	-	-	-	-	-	-	-	-	-	-	-
Total changes in ownership interests in subsidairies	-	-	-	-	-	-	-	-	-	-	-	-
Total transaction with owners	-	-	-	-	-	-	-	-	(986)	(986)	-	(986)
Balance as at 30 September 2025	63,280	(9,610)	78,743	(6,884)	229	(2,267)	3,224	(485)	57,290	183,520	46,965	230,485

The Company	Share Capital S$'000	Treasury Share S$'000	Equity Reserve S$'000	Retained Earnings S$'000	Total Equity S$'000
At 1 October 2023	63,280	(9,563)	(1,077)	17,648	70,288
Total comprehensive income for the period					
Profit for the period	-	-	-	(205)	(205)
Total comprehensive income for the period	-	-	-	(205)	(205)
Transaction with owners, recognised directly in equity					
Contribution by and distributions to owners					
Dividend paid	-	-	-	(1,077)	(1,077)
Total contribution by and distributions to owners	-	(47)	-	(1,077)	(1,124)
Total transactions with owners	-	(47)	-	(1,077)	(1,124)
Balance as at 31 March 2024	63,280	(9,610)	(1,077)	16,366	68,959
Total comprehensive income/(loss) for the period					
Loss for the period	-	-	-	(170)	(170)
Total comprehensive income/(loss) for the period	-	-	-	(170)	(170)
Transaction with owners, recognised directly in equity					
Contribution by and distributions to owners					
Dividend paid	-	-	-	(270)	(270)
Total contribution by and distributions to owners	-	-	-	(270)	(270)
Total transactions with owners	-	-	-	(270)	(270)
Balance as at 30 September 2024	63,280	(9,610)	(1,077)	15,926	68,519
At 1 October 2024	63,280	(9,610)	(1,077)	15,926	68,519
Total comprehensive income for the period					
Loss for the period	-	-	-	(218)	(218)
Total comprehensive income for the period	-	-	-	(218)	(218)
Transaction with owners, recognised directly in equity					
Contribution by and distributions to owners					
Dividend paid	-	-	-	(1,077)	(1,077)
Total contribution by and distributions to owners	-	-	-	(1,077)	(1,077)
Total transactions with owners	-	-	-	(1,077)	(1,077)
Balance as at 31 March 2025	63,280	(9,610)	(1,077)	14,631	67,224
Total comprehensive income for the period					
Loss for the period	-	-	-	(166)	(166)
Total comprehensive income for the period	-	-	-	(166)	(166)
Transaction with owners, recognised directly in equity					
Contribution by and distributions to owners					
Dividend paid	-	-	-	(988)	(988)
Total contribution by and distributions to owners	-	-	1,306	(2,294)	(988)
Total transactions with owners	-	-	1,306	(2,294)	(988)
Balance as at 30 September 2025	63,280	(9,610)	229	12,171	66,070

D. Condensed interim consolidated statement of cash flows

		The Group			
		6 months ended		12 months ended	
		30/9/2025	30/9/2024	30/9/2025	30/9/2024
		2H2025	2H2024	FY2025	FY2024
	Note	S$'000	S$'000	S$'000	S$'000
Cash flows from operating activities					
Profit/ (loss) before taxation		3,945	1,252	1,640	(2,262)
Adjustments for:-					
Depreciation of property, plant and equipment	6	47	69	106	140
Depreciation of right-of-use assets	6	38	43	76	87
Fair value gain on investment properties	12	(5,430)	(3,910)	(5,430)	(3,910)
Change in fair value of financial assets, at FVTPL	6	(29)	(16)	(32)	(17)
Loss on disposal of financial assets, at FVTPL	6	-	(7)	-	(7)
Finance costs	6	1,385	1,082	2,264	2,777
Interest income	6	(6)	(27)	(57)	(41)
Share of associates' results		695	497	153	27
Operating cash flow before working capital changes		645	(1,017)	(1,280)	(3,206)
Change in trade and other receivables and contract assets		(62)	5,609	134	25,342
Change in trade and other payables and other current liabilities		5,323	(1,926)	2,196	(2,914)
Change in development properties		(10,551)	(1,900)	(22,765)	(2,452)
Cash (used in)/ generated from operations		(4,645)	766	(21,715)	16,770
Interest received		5	27	36	41
Net cash (used in) / generated from operating activities		(4,640)	793	(21,679)	16,811
Cash flows from investing activities					
Purchase of property, plant and equipment		-	(42)	(36)	(61)
Purchase of right-of-use assets		-	-	-	-
Proceeds from financial assets, at fair value through profit or loss		-	(1,496)	1,519	(1,496)
Proceeds from disposal of asset held for sales		-	-	1,180	-
Acquisition of non-controlling interest shareholding		-	-	(100)	-
Additions to investment properties		(9)	-	(9)	-
Repayment from related parties		-	(313)	-	(313)
(Advances to)/ Repayment from associates		(2)	4,156	(2)	9,252
Advances to joint venture		-	-	-	1
Dividend received from associate companies		2,890	7	5,100	7
Net cash generated from investing activities		2,879	2,312	7,652	7,390
Cash flows from financing activities					
Share buy-back	17	-	-	-	(47)
Proceeds from bank loans		6,715	2,942	20,457	6,492
Proceeds from / (Repayment of) bank loans		(932)	(2,600)	(5,097)	(27,361)
Principal repayment of lease liabilities		(12)	(81)	(47)	(127)
(Repayment of) / advances from Directors		2	14	(17)	14
Advances from associates		-	-	(8)	-
Advances to non-controlling interests shareholder		-	(329)	-	(329)
Advances from non-controlling interest shareholders		-	141	-	141
Interest paid		(1,832)	(1,054)	(3,118)	(4,064)
Dividend paid	8	-	(270)	(2,065)	(1,347)
Net cash generated from/ (used in) financing activities		3,941	(1,237)	10,105	(26,628)
Net changes in cash and cash equivalents		2,180	1,868	(3,922)	(2,427)
Cash and cash equivalents at beginning of financial period/year		3,013	7,251	9,112	11,543
Effect of exchange rate changes on balances held in foreign currencies		(2)	(7)	1	(4)
Cash and cash equivalents at end of financial period/year		5,191	9,112	5,191	9,112

E. Notes to the condensed interim consolidated financial statements

1. Corporate information

Goodland Group Limited (the "Company") is incorporated and domiciled in Singapore and whose shares are publicly traded on the Mainboard of the Singapore Exchange. These condensed interim consolidated financial statements for the nine months ended 30 September 2025 comprise the Company and its subsidiaries (collectively, the Group).

The principal activity of the Company is that of investment holding. The Group is primarily involved in real estate development, other holding and commercial and industrial real estate management and general building contractors.

2. Basis of Preparation

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

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

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

2.1 New and amended standards adopted by the Group

The Group have adopted the new and revised Singapore Financial Reporting Standards (International) ("SFRS(I)s"), and Interpretations of SFRS(I) ("SFRS(I) INTs") that are relevant to its operation and effective for the annual period beginning on 1 October 2024.

The adoption of these SFRS(I)s and SFRS(I) INTs does not result in significant changes in the Group's accounting policies and has no material impact on the financial statements reported for the current financial period or prior financial periods.

2.2 Use of judgements and estimates

In preparing the condensed interim financial statements for the six months and full year ended 30 September 2025, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 30 September 2024.

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

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in the following notes:

Note 13 – Significant influence over associates

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

Note 12 – Fair value of investment properties
Note 14 – Carrying amount of development properties

2.3 Prior year Adjustment

The Group recognised deferred tax liability due to the change in real estate gains for tax applicable, arising from Malaysian properties. As the revision in the real estate gains tax relates to prior financial periods, the effects have been accounted for retrospectively as a prior-year adjustment. Consequently, the related restatements have been effected on a retrospective basis.

	Before adjustments	Adjustments	After adjustments
	S$'000	S$'000	S$'000
30-Sep-24			
Deferred tax liabilities	**9,940**	8,908	18,848
Retained earnings	**63,630**	(5,789)	57,841
Currency translation reserve	**(4,573)**	(638)	(5,211)
Non-controlling interests	**50,304**	(2,481)	47,823
1-Oct-23			
Deferred tax liabilities	**9,423**	8,270	17,693
Retained earnings	**67,023**	(5,789)	61,234
Currency translation reserve	**(12,120)**	-	(12,120)
Non-controlling interests	**47,039**	(2,481)	44,558

3. Seasonal operations

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

4. Segment and revenue information

The Group is organised into the following main business segments:
a) Property development – developing properties for sale
b) Construction – constructing residential and commercial properties
c) Property investment – investing in properties to earn rental and for capital appreciation
d) Others – comprising mainly corporate office functions and investment in shares

These operating segments are reported in a manner consistent with internal reporting provided to the management who are responsible for allocating resources and assessing performance of the operating segments.

4.1 Reportable segments

	Property Development S$'000	Construction S$'000	Property Investment S$'000	Others S$'000	Total S$'000
1 April 2025 to 30 September 2025					
Revenue and other operating income	5	4,374	6,434	771	11,584
Less: Inter-segment revenue	-	(4,370)	-	(746)	(5,116)
	5	4	6,434	25	6,468
Segment results	(135)	(18)	4,994	26	4,867
Share of results of associates					(695)
Unallocated expenses					(233)
Results from operating activities					3,939
Unallocated finance income					6
Profit before taxation					3,945
Income tax					(219)
Profit/ (loss) after taxation					3,726
Other segment information:					
Fair value gain on investment properties	-	-	-	5,430	5,430
Change in fair value of financial assets, at FVTPL	-	-	-	29	29
Depreciation of property, plant and equipment					
- allocated	-	16	31	-	47
- unallocated	-	-	-	-	-
	-	16	31	-	47
Depreciation of right-of-use assets					
- allocated	-	26	-	-	26
- unallocated	-	-	-	-	12
	-	26	-	-	38
Assets and liabilities					
Segment assets	248,816	568	106,572	121	356,077
Unallocated assets	-	-	-	-	5,823
Total assets	248,816	568	106,572	121	361,900
Segment liabilities	74,414	3,332	36,530	-	114,276
Unallocated liabilities	-	-	-	-	17,139
Total liabilities	74,414	3,332	36,530	-	131,415

	Property Development S$'000	Construction S$'000	Property Investment S$'000	Others S$'000	Total S$'000
1 April 2024 to 30 September 2024					
Revenue and other operating income	4,706	3,643	4,566	386	13,301
Less: Inter-segment revenue	-	(3,519)	-	(205)	(3,724)
	4,706	124	4,566	181	9,577
Segment results	106	9	2,734	180	3,029
Share of results of associates					(497)
Unallocated expenses					(1,307)
Results from operating activities					1,225
Unallocated finance income					27
Unallocated finance costs					-
Profit before taxation					1,252
Income tax					261
Profit after taxation					1,513
Other segment information:					
Fair value gain on investment properties	-	-	-	3,910	3,910
Change in fair value of financial assets, at FVTPL	-	-	-	16	16
Addition to property, plant and equipment					
- allocated	-	-	2	-	2
- unallocated	-	-	-	-	-
	-	-	2	-	2
Depreciation of property, plant and equipment					
- allocated	3	35	31	-	69
- unallocated	-	-	-	-	-
	3	35	31	-	69
Depreciation of right-of-use assets					
- allocated	-	31	-	-	31
- unallocated	-	-	-	-	-
	-	31	-	-	31
Assets and liabilities					
Segment assets	237,645	777	95,964	-	334,386
Unallocated assets	-	-	-	-	8,005
Total assets	237,645	777	95,964	-	342,391
Segment liabilities	52,128	5,571	39,209	-	96,908
Unallocated liabilities	-	-	-	-	18,139
Total liabilities	52,128	5,571	39,209	-	115,047

	Property Development S$'000	Construction S$'000	Property Investment S$'000	Others S$'000	Total S$'000
1 October 2024 to 30 September 2025					
Revenue and other operating income	4,892	5,799	7,021	3,051	20,763
Less: Inter-segment revenue	-	(5,787)	-	(2,895)	(8,682)
	4,892	12	7,021	156	12,081
Segment results	111	(34)	4,392	156	4,625
Share of results of associates					(153)
Unallocated expenses					(2,889)
Results from operating activities					1,583
Unallocated finance income					57
Profit before taxation					1,640
Income tax					(265)
Profit after taxation					1,375
Other segment information:					
Fair value gain on investment properties	-	-	-	5,430	5,430
Change in fair value of financial assets, at FVTPL	-	-	-	32	32
Addition to property, plant and equipment					
- allocated	-	36	-	-	36
- unallocated	-	-	-	-	-
	-	36	-	-	36
Depreciation of property, plant and equipment					
- allocated	2	39	65	-	106
- unallocated	-	-	-	-	-
	2	39	65	-	106
Depreciation of right-of-use assets					
- allocated	-	53	-	-	53
- unallocated	-	-	-	-	23
	-	53	-	-	76
Assets and liabilities					
Segment assets	248,816	568	106,572	121	356,077
Unallocated assets	-	-	-	-	5,823
Total assets	248,816	568	106,572	121	361,900
Segment liabilities	74,414	3,332	36,530	-	114,276
Unallocated liabilities	-	-	-	-	17,139
Total liabilities	74,414	3,332	36,530	-	131,415

	Property Development S$'000	Construction S$'000	Property Investment S$'000	Others S$'000	Total S$'000
1 October 2023 to 30 Sept 2024					
Revenue and other operating income	9,231	7,381	5,098	412	22,122
Less: Inter-segment revenue	-	(7,117)	-	(215)	(7,332)
	9,231	264	5,098	197	14,790
Segment results	(231)	(17)	1,788	197	1,737
Share of results of associates					(27)
Unallocated expenses					(4,012)
Results from operating activities					(2,302)
Unallocated finance income					40
Unallocated finance costs					-
Profit before taxation					(2,262)
Income tax					243
Profit after taxation					(2,019)
Other segment information:					
Fair value gain on investment properties	-	-	-	3,910	3,910
Change in fair value of financial assets, at FVTPL	-	-	-	17	17
Addition to property, plant and equipment					
- allocated	-	-	21	-	21
- unallocated	-	-	-	-	-
	-	-	21	-	21
Depreciation of property, plant and equipment					
- allocated	8	70	62	-	140
- unallocated	-	-	-	-	-
	8	70	62	-	140
Depreciation of right-of-use assets					
- allocated	-	65	-	-	65
- unallocated	-	-	-	-	22
	-	65	-	-	87
Assets and liabilities					
Segment assets	236,870	650	101,972	-	339,492
Unallocated assets	-	-	-	-	10,726
Total assets	236,870	650	101,972	-	350,218
Segment liabilities	55,722	3,439	38,461	-	97,622
Unallocated liabilities	-	-	-	-	18,231
Total liabilities	55,722	3,439	38,461	-	115,853

4.2 Disaggregation of Revenue

	The Group				
	6 months ended 30 September 2025				
	Property Development	Construction	Property Investment	Others	Total
	$'000	$'000	$'000	$'000	$'000
Types of goods or service:					
Rental income	-	-	592	-	592
Total revenue	-	-	592	-	592
Timing of revenue recognition:					
Over time	-	-	592	-	592
Total revenue	-	-	592	-	592
Geographical information					
Singapore	-	-	578	-	578
Malaysia	-	-	14	-	14
	-	-	592	-	592

	The Group				
	6 months ended 30 September 2024				
	Property Development	Construction	Property Investment	Others	Total
	$'000	$'000	$'000	$'000	$'000
Types of goods or service:					
Property development	4,700	-	-	-	4,700
Construction revenue	-	119	-	-	119
Rental income	-	-	656	-	656
Total revenue	4,700	119	656	-	5,475
Timing of revenue recognition:					
At a point in time	4,700	-	-	-	4,700
Over time	-	119	656	-	775
Total revenue	4,700	119	656	-	5,475
Geographical information					
Singapore	4,700	119	643	-	5,462
Malaysia	-	-	13	-	13
	4,700	119	656	-	5,475

	The Group				
	12 months ended 30 September 2025				
	Property Development	Construction	Property Investment	Others	Total
	$'000	$'000	$'000	$'000	$'000
Types of goods or service:					
Property development	4,880	-	-	-	4,880
Rental income	-	-	1,179	-	1,179
Total revenue	4,880	-	1,179	-	6,059
Timing of revenue recognition:					
At a point in time	4,880	-	-	-	4,880
Over time	-	-	1,179	-	1,179
Total revenue	4,880	-	1,179	-	6,059
Geographical information					
Singapore	4,880	-	1,149	-	6,029
Malaysia	-	-	30	-	30
	4,880	-	1,179	-	6,059

	The Group				
	12 months ended 30 September 2024				
	Property Development	Construction	Property Investment	Others	Total
	$'000	$'000	$'000	$'000	$'000
Types of goods or service:					
Property development	9,210	-	-	-	9,210
Construction revenue	-	252	-	-	252
Rental income	-	-	1,188	-	1,188
Total revenue	9,210	252	1,188	-	10,650
Timing of revenue recognition:					
At a point in time	9,210	-	-	-	9,210
Over time	-	252	1,188	-	1,440
Total revenue	9,210	252	1,188	-	10,650
Geographical information					
Singapore	9,210	252	1,169	-	10,631
Malaysia	-	-	19	-	19
	9,210	252	1,188	-	10,650

5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 30 September 2025 and 30 September 2024

		The Group		The Company	
		30 September 2025	30 September 2024	30 September 2025	30 September 2024
	Note	$'000	$'000	$'000	$'000
Financial Assets					
Financial assets, at fair value through profit or loss ("FVTPL")		252	1,618	-	-
Financial assets, at fair value through other comprehensive income ("FVOCI")	10	8,211	9,009	-	-
Cash and cash equivalents		5,191	9,112	874	5,272
Trade and other receivables #		5,481	5,530	75,922	69,167
		19,135	25,269	76,796	74,439
Financial Liabilities					
Trade and other payables ##		5,549	5,480	20,615	15,820
Lease liabilities		168	216	-	-
Bank borrowings	15	106,275	90,914	-	-
		111,992	96,610	20,615	15,820

Exclude prepayments and non-refundable deposits
Exclude deposits received

6. Profit/ (loss) before taxation

6.1 Significant items

	The Group			
	6 months ended		12 months ended	
	30 September 2025	30 September 2024	30 September 2025	30 September 2024
	$'000	$'000	$'000	$'000
Income				
Interest income	6	27	57	40
Fair value gain on financial assets, at FVTPL	26	22	29	24
Fair value gain on investment properties	5,817	3,910	5,817	3,910
Government grants	9	12	14	33
Expenses				
Depreciation of property, plant and equipment	47	69	106	140
Depreciation of right-of-use assets	38	43	76	87
Finance costs	1,386	1,082	2,264	2,777

7. Taxation

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the condensed interim consolidated statement of profit or loss are:

	The Group			
	6 months ended		12 months ended	
	30 September 2025	30 September 2024	30 September 2025	30 September 2024
		$'000		$'000
Current income tax credit/(expense)	-	-	-	(17)
Deferred income tax credit/(expense)	(219)	261	(265)	260
	(219)	261	(265)	243

8. Dividends

	The Group	
	30 September 2025	30 September 2024
	$'000	$'000
Tax exempt dividends paid:		
Special exempt dividend of $0.00075 (2024: $0.0015) per share in respect of previous financial year	269	539
Final exempt dividend of $0.005 (2024: $0.00075) per share in respect of prevoius financial year	1,794	538
Interim exempt dividend of $Nil (2024: $0.00075 cent) per share in respect of current financial year	-	270
	2,063	1,347

9. Net Asset Value

	The Group		The Company	
	30 September 2025	30 September 2024	30 September 2025	30 September 2024
Net asset value per ordinary share, based on issued share capital (excluding treasury shares)	51.11 Cents	51.95 Cents	18.40 Cents	19.08 Cents
Number of issued shares (excluding treasury shares)	359,069,118	359,069,118	359,069,118	359,069,118

Net asset value is represented as equity attributable to owners of the Company.

10. Fair values of financial instruments

Financial assets at FVOCI comprise the following:

	The Group	
	30 September 2025	30 September 2024
	S$'000	S$'000
Equity instrument designated at fair value through OCI		
Unquoted equity investment		
At beginning of period/ year	9,009	7,968
Fair value (loss)/ gain recognised in other comprehensive income	(798)	1,041
At end of period/ year	8,211	9,009

10.1 Fair value measurement

The Group classifies financial assets measured at fair value using a fair value hierarchy which reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

a) Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
b) Inputs other than quoted prices included within Level 1 which are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) (Level 2); and
c) Inputs for the assets or liability which are not based on observable market data (unobservable inputs) (Level 3)

The following table presented the assets measured at fair value:

	Level 1	Level 2	Level 3	Total
	$'000	$'000	$'000	$'000
The Group - 30 September 2025				
Financial assets, at FVOCI	-	-	8,211	8,211
Financial assets, at FVTPL	152	-	100	252
	152	-	8,311	8,463
The Group - 30 September 2024				
Financial assets, at FVOCI	-	-	9,009	9,009
Financial assets, at FVTPL	1,618	-	-	1,618
	1,618	-	9,009	10,627

11. Property, plant and equipment

During the financial period ended 30 September 2025, the Group acquired assets amounting to $0.036 million (30 September 2024: $0.061 million) and disposed of assets at net book value amounting to Nil (30 September 2024: $nil).

12. Investment properties

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

	The Group	
	30 September 2025	30 September 2024
	$'000	$'000
Non-current asset		
At fair value:		
At beginning of year	98,343	94,385
Fair value gain recognised in profit or loss	5,430	3,910
Reclassification to held for sale	-	(1,180)
Transfer from Development Properties	1,251	-
Exchange differences on translation	(282)	1,228
At end of year	104,742	98,343
Asset held for sale		
At fair value		
At beginning of year	1,180	-
Reclassification to held for sale	-	1,180
Disposed during the period	(1,180)	
At end of year	-	1,180

12.1 Valuation

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

The fair value of the Group's investment properties is determined based on significant unobservable inputs and is categorised under Level 3 of the fair value measurement hierarchy. Level 3 fair value has been derived using the direct comparison method and residual method.

13. Investment in Associates

	The Group	
	30 September 2025	30 September 2024
	$'000	$'000
Unquoted equity investment, at cost	853	853
Share of post-acquisition profits	(3)	5,250
	850	6,103

Detail of the associates as at 30 September 2025 are as follows:

Name	Country of incorporation	Ownership interest		Principal activities
		2025	2024	
		%	%	
RGL Equity (Siem Reap) Co., Ltd.	Cambodia	49	49	Real estate investment and development
SL Capital (1) Pte. Ltd.	Singapore	17	17	Property developer
SL Capital (3) Pte. Ltd.	Singapore	17	17	Property developer
SL Capital (5) Pte. Ltd.	Singapore	17	17	Property developer

14. Development properties

		The Group	
		30 September 2025	30 September 2024
		$'000	$'000
Region	Development Type		
Local	Industrial, Commercial, Residential	76,421	55,377
Overseas	Commercial, Residential	157,860	160,964
		234,281	216,340

The Group adopts the percentage of completion method of revenue recognition for projects under the progressive payment scheme in Singapore. The Group relies on the experience and work of specialists.

The Group recognises an allowance for foreseeable losses, if any, on development properties taking into consideration the selling prices of comparable properties, timing of sale launches, location of property, expected net selling prices and development expenditure.

15. Borrowings

	The Group	
	30 September 2025	30 September 2024
	$'000	$'000
Amount repayable within one year or on demand		
Secured	93,488	77,451
Amount repayable after one year		
Secured	12,787	13,463
	106,275	90,914

Bank borrowings and credit facilities are secured over development properties and certain investment properties of the Group.

Details of collaterals:

a) Corporate guarantee by Goodland Group Limited.
b) Mortgages on the Group's property, plant and equipment, investment properties and development properties.
c) Assignment of rights, titles and benefits with respect to the Group's properties.
d) Assignment of performance bond, insurances, proceeds and construction contract.
e) Legal assignment of rental proceeds and charge over bank account(s) into which rental proceeds shall be paid.
f) Assignment of developer's rights and benefits in sale and purchase agreements.

16. Share capital

	The Group and the Company			
	30 September 2025		30 September 2024	
	Number of shares	$'000	Number of shares	$'000
Issued and paid up:				
At beginning and end of the year	394,066,518	63,280	394,066,518	63,280

17. Treasury shares

	The Group and the Company			
	30 September 2025		30 September 2024	
	Number of shares	$'000	Number of shares	$'000
Treasury shares:				
At beginning of the year	34,997,400	9,610	34,599,500	9,563
Share buy-back	-	-	397,900	47
At end of the year [(1)]	34,997,400	9,610	34,997,400	9,610

[(1)] The treasury shares of 34,997,400 constitute 9.75% of the total number of issued shares excluding treasury shares as at 30 June 2025 (30 September 2024: 34,997,400 constitute 9.75% of the total number of issued shares excluding treasury shares.)

Total number of issued shares excluding treasury shares is as follows:

	The Group and the Company	
	30 September 2025	30 September 2024
Total number of issued shares	394,066,518	394,066,518
Total number of treasury shares	(34,997,400)	(34,997,400)
Total number of issued shares excluding treasury shares	359,069,118	359,069,118

There were no sales, transfers, cancellation and/or use of treasury shares as at 30 September 2025 and 30 September 2024.

The Company had no subsidiary holdings as at 30 September 2025 and 30 September 2024.

18. Earnings (loss) per share

	The Group			
	6 months ended		12 months ended	
	30 September 2025	30 September 2024	30 September 2025	30 September 2024
Earnings per ordinary share for the period (cent)	1.07	0.38	0.42	(0.57)
Weighted average number of ordinary shares in issue (excluding treasury shares)	359,069,118	359,069,118	359,069,118	359,069,118

The basic and diluted earnings per share are the same as there were no potentially dilutive ordinary shares in issue as at 30 September 2025 and 30 September 2024.

19. Subsequent events

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

F. Other information required by Listing Rule Appendix 7.2

1. Review

The condensed consolidated statement of financial position of Goodland Group Limited and its subsidiaries as at 30 June 2025 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the nine-month period then ended and certain explanatory notes have not been audited or reviews.

2. Review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-
   (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and;
   (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Revenue
2H2025 vs 2H2024
Revenue decreased by $4.9 million to $0.6 million in 2H2025 from $5.5 million in 2H2024 mainly due to lower revenue generated from progressive revenue recognition from development progress revenue. Revenue in 2H2025 was derived from rental income.

FY2025 vs FY2024
Revenue decreased by $4.6 million to $6.1 million in FY2025 from $10.7 million in FY2024 mainly due to lower sale of development properties during the year.

Cost of sales and gross profit
2H2025 vs 2H2024
Cost of sale decreased by $4.9 million to $0.2 million in 2H2025 from $5.1 million in 2H2024, in line with decrease in revenue. Gross profit increased by $0.5 million to $0.8 million in 2H2025 from $0.3 million in 2H2024.

FY2025 vs FY2024
Cost of sale decreased by $5.3 million to $4.7 million in FY2025 from $10.0 million in FY2024. Gross profit for FY2025 was $1.3 million compared to $0.7 million in FY2024. Gross profit was 22% in FY2025 compared to 7% in FY2024. This was due to higher margin earned from sale of development property sold in FY2025 compared to FY2024.

Other operating income
2H2025 vs 2H2024
Other income increased by $1.7 million to $5.8 million in 2H2025 from $4.1 million in 2H2024 due to higher revaluation gains on investment properties

FY2025 vs FY2024
Other income increased by $1.9 million to $6.0 million in FY2025 from $4.1 million in FY2024 due to higher revaluation gains on investment properties and reversal of accruals in FY2025.

Administrative expenses
2H2025 vs 2H2024
Administrative expenses decreased by $1.1 million to $0.2 million in 2H2025 from $1.3 million in 2H2024.

FY2025 vs FY2024
Administrative expenses decreased by $1.2 million to $2.8 million in FY2025 from $4 million in FY2024 mainly due to lower salaries and welfare related expenses, depreciation and repair and maintenance expenses.

Finance costs
2H2025 vs 2H2024
Finance costs increased by $0.3 million to $1.4 million in 2H2025 from $1.1 million in 2H2024 mainly due to higher loan drawdowns during the period.

FY2025 vs FY2024
Finance costs decreased by $0.5 million to $2.3 million in FY2025 from $2.8 million in FY2024 mainly due to lower loan interest rates on current loan balances during the year.

Other operating expenses
2H2025 vs 2H2024
Other operating expenses increased by $0.1 million to $0.4 million in 2H2025 from $0.3 in 2H2024 was due to revaluation of investment properties during the period.

FY2025 vs FY2024
Other operating expenses increased by $0.1 million to $0.4 million in FY2025 from $0.3 in FY2024 was due to revaluation of investment properties during the year.

Share of results of associates
2H2025 vs 2H2024
Share of results of associates changed by $0.2 million to $0.7 million in 2H2025 from $0.5 million in 2H2024.

FY2025 vs FY2024
Share of results of associates changed by $0.1 million in to $0.15 million in FY2025 from $0.03 million in FY2024 mainly due to the share of profits and loss from associates between the current and prior periods.

(Loss)/ profit before taxation
2H2025 vs 2H2024
Profit before taxation was $3.9 million in 2H2025, compared to profit before taxation of $1.3 million in 2H2024. This was mainly attributable to lower administrative expenses, finance costs and other operating expenses in 2H2025.

FY2025 vs FY2024
Profit before taxation was $1.6 million in FY2025, compared to loss before taxation of $2.3 million in FY2024. This was mainly attributable lower administrative expenses, finance costs and other operating expenses in FY2025.

Taxation
2H2025 vs 2H2024
Tax expense of $0.2 million in 2H2025 was provided for net deferred tax liability arising from revaluation gains from investment properties.

FY2025 vs FY2024
Tax expense of $0.2 million in FY2025 was provided for net deferred tax following: - liability arising from revaluation gains from investment properties.

Other comprehensive income
2H2025 vs 2H2024
Foreign currency translation differences arose mainly from the translation differences in Malaysia Ringgit in 2H2025 and 2H2024 for the investments in Malaysian entities.

FY2025 vs FY2024
Foreign currency translation differences arose mainly from the depreciation in Malaysia Ringgit in FY2025 and FY2025 for the investments in Malaysian entities.

Assets
Property, plant and equipment remained stable at $1.9 million as at 30 September 2025 and 30 September 2024. This was due to depreciation expenses was offset by additions in motor vehicle during the period.

Right-of-use assets remained stable at $0.2 million as at 30 September 2025 and 30 September 2024.

Investment properties increased by S$6.4 million to $104.7 million as at 30 September 2025 from $98.3 million as at 30 September 2024 mainly due to net fair value gains on investment properties and transfer of property from development property to investment properties during the year.

Associates decrease by $5.3 million to $0.9 million as at 30 September 2025 from $6.1 million as at 30 September 2024 due to net dividends received, offset against share of results recognised from associates during the year.

Financial assets, at FVOCI decreased by $0.8 million to $8.2 million as at 30 September 2025 from $9.0 million as at 30 September 2024 due to net decrease from fair value loss recognised in other comprehensive income.

Development properties for sale increased by $18.0 million to $234.3 million as at 30 September 2025 from $216.3 million as at 30 September 2024 mainly due to development costs incurred on new and on-going projects during the year.

Trade and other receivables remained stable at $5.7 million as at 30 September 2025 and 30 September 2024.

Contract assets relating to unbilled construction work performed to date decreased by $0.09 million to $0.04 million as at 30 September 2025 from $0.13 million as at 30 September 2024 due to contract assets being billed to customers in FY2025.

Financial assets, at FVTPL decreased by S$1.3 million to $0.3 million as at 30 September 2025 from $1.6 million as at 30 September 2024 mainly due to maturity of credit linked notes held with the respective financial institutions.

Asset held-for-sale decreased by $1.2 million to $nil as at 30 September 2025 from $1.2 million as at 30 September 2024 due to the completion of the sale of an investment property during the current year.

Liabilities
Trade and other payables increase by $0.1 million to $5.9 million as at 30 September 2025 from $5.8 million as at 30 September 2024 mainly due to higher purchases from suppliers and subcontractors remained outstanding for the financial year ended.

Contract liabilities remained stable at $0.1 million as at 30 September 2025 and 30 September 2024.

Bank borrowings increased by $15.4 million to $106.3 million as at 30 September 2025 from $90.9 million as at 30 September 2024 mainly due net to higher drawdowns from banks for the on-going developments of properties.

Lease liabilities remained stable at $0.01 million as at 30 September 2025 and 30 September 2024.

Deferred tax liabilities increased by $0.2 million to $19.1 million as at 30 September 2025 from $18.9 million as at 30 September 2024 mainly due to foreign currency translation differences arising from investment in Malaysian entities.

Net Working Capital
The Group's net working capital decreased by $4.6 million to $146.1 million as at 30 September 2025 from $150.7 million as at 30 September 2024 mainly due to increase in bank borrowings and a decrease in cash and cash equivalents used in development properties. This was partially offset by increase in development properties for sale.

Capital and reserves
Retained earnings decreased by $0.5 million to $57.3 million as at 30 September 2025 from $57.8 million as at 30 September 2024, mainly due to profit attributable to equity holders and dividends paid out to shareholders during the year.

Statement of cash flows

2H2025

The net cash used in operating activities for FY2025 was $4.6 million. This was mainly due to changes of development property of $10.6 million, offset by changes of trade and other payables of $5.3 million, operating cash flow before working capital changes of $0.6 million and in changes in trade and other receivables of $0.1 million. The net cash generated from investing activities for 2H2025 was $2.9 million. This was mainly due to dividend receipts from associates of $2.9 million. The net cash generated from financing activities for 2H2025 was $3.9 million. This was mainly due to proceed from drawdown of bank loans of $6.7 million, partially offset by repayment of bank loan of $0.9 million and interest paid of $1.9 million.

FY2025

The net cash used in operating activities for FY2025 was $21.7 million. This was mainly due to a decrease of operating cash flow before working capital changes of $1.3 million, decrease of development property of $22.8 million, offset by changes of trade and other payables of $2.3 million and changes in trade and other receivables of $0.1 million. The net cash generated from investing activities for FY2025 was $7.7 million. This was mainly due to receipts from financial assets relating to credit linked notes in fair value through profit and loss of $1.4 million, sale of asset held for sale of $1.2 million and dividend receipts from associates of $5.1 million. The net cash generated from financing activities for FY2025 was $10.5 million. This was mainly due to proceed from drawdown of bank loans of $20.5 million, partially offset by repayment of bank loan of $5.0 million, interest paid of $3.0 million and dividend paid to shareholders of $2.0 million during the period.

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

Not applicable.

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

The Urban Redevelopment Authority (URA) of Singapore reports a 0.9% increase in the overall private residential property price index this quarter. Landed properties rose 1.4% (2024: 2.2% previously), and non-landed properties increased 0.3% (2024: 1.1%).

The Malaysian property market is expected to achieve moderate growth in 2025, supported by domestic demand, government incentives, and stable interest rates. Expansion of high-tech industries in Penang is lifting demand for commercial properties in George Town.

The Group remains cautiously optimistic, prioritising timely project delivery and cost management, and selective development aligned with long-term fundamentals.

5. Dividend

(a) Current Financial Period Reported On

Dividend proposed for the current financial period reported on.

Name of Dividend	Final
Type of Dividend	Cash
Dividend amount per ordinary share	$0.0015
Tax Rate	Tax exempt (one-tier)

The proposed tax exempt (1-tier) final dividend in respect of 2H2025 is subject to shareholders' approval at the forthcoming Annual General Meeting ("AGM").

(b) Corresponding Period of the Immediately Preceding Financial Year

Dividend declared for the immediately preceding financial period reported on:

Name of Dividend	Final	Special
Type of Dividend	Cash	Cash
Dividend amount per ordinary share	$0.005	$0.00075
Tax Rate	Tax exempt (one-tier)	Tax exempt (one-tier)

(c) Date payable
To be determined and announced at a later date, subjected to shareholders' approval obtained at the AGM.

(d) Books closure date
To be announced at a later date.

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

Not applicable.

7. Interested person transactions

The Company does not have a general mandate from its shareholders for the interested person transaction. During the financial period under review, there were no interested person transactions.

8. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Refer to Section E, Note 4, Segment and revenue information.

9. Confirmation by the Board pursuant to Rule 705(5) of the SGX Listing Manual

The Directors of the company confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and the Company to be false or misleading in any material aspect.

10. Disclosure of person 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 pursuant to Rule 704(13) of the Listing Manual.

For the financial year ended 30 September 2025:

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Tan Bee Leng Mindy	49	Sibling of Tan Chee Beng, Tan Chee Tiong and Tan Bee Bee and daughter of substantial shareholder, Mdm Koh Chin Kim	Appointed as Associate Director (Property) on 1 July 2009, responsible for sourcing properties for re-development and new property related investment opportunities, provide in-house valuation for the Group's properties, develop marketing plans, overseeing leasing and maintenance of investment properties as well as property agency, customer service and property tax matters.	Nil

11. Confirmation pursuant to Rule 720(1) of the SGX-ST Listing Manual

Pursuant to Rule 720(1) of the SGX Listing Manual, the Company has procured undertakings from all its directors and executive officers.

BY ORDER OF THE BOARD

Hor Swee Liang

Company Secretary

28 November 2025