



Hock Lian Seng Holdings Limited

Company Registration Number 200908903E

Unaudited Interim report

For the Second half and Full year ended 31 December 2024

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Consolidated statement of profit or loss

	Note	Group			Group		
		2H2024	2H2023	Change	31.12.24	31.12.23	Change
		S\$'000	S\$'000	%	\$'000	\$'000	%
Revenue	4	83,648	95,789	-12.7%	183,456	201,961	-9.2%
Cost of sales		(74,569)	(79,377)	-6.1%	(153,089)	(178,767)	-14.4%
Gross profit		9,079	16,412	-44.7%	30,367	23,194	30.9%
Other income		8,126	7,566	7.4%	14,526	14,950	-2.8%
Distribution and selling costs		(413)	(372)	11.0%	(1,057)	(777)	36.0%
Administrative costs		(2,791)	(2,404)	16.1%	(5,251)	(4,086)	28.5%
Other operating costs		(454)	(1,210)	-62.5%	(988)	(1,955)	-49.5%
Share of results of joint ventures, net of tax		63	(109)	nm	61	(440)	nm
Profit before taxation	6	13,610	19,883	-31.5%	37,658	30,886	21.9%
Tax expenses	7	(1,952)	(2,161)	-9.7%	(5,590)	(4,242)	31.8%
Profit after taxation		11,658	17,722	-34.2%	32,068	26,644	20.4%
Attributable to:							
Equity holders of the Company		11,600	17,650	-34.3%	31,987	26,564	20.4%
Non-controlling interests		58	72	-19.4%	81	80	1.3%
		Cents	Cents		Cents	Cents	
Basic earnings per share		2.27	3.45		6.25	5.19	
Dilluted earnings per share		2.27	3.45		6.25	5.19	

The calculation of basic earnings per share at 31 Dec was based on profit attributing to owners of the Company and the weighted average number of ordinary shares outstanding.

Consolidated statement of other comprehensive income

	Group		Group	
	2H2024	2H2023	31.12.2024	31.12.2023
	S\$'000	S\$'000	\$'000	\$'000
Profit after taxation	11,658	17,722	32,068	26,644
Other comprehensive income:				
Items that will not be reclassified to profit or loss				
Financial instruments at FVOCI				
- Net change in fair value	423	139	1,002	(68)
Other comprehensive income	<u>423</u>	<u>139</u>	<u>1,002</u>	<u>(68)</u>
Total comprehensive income	<u>12,081</u>	<u>17,861</u>	<u>33,070</u>	<u>26,576</u>
Attributable to:				
Equity holders of the Company	12,023	17,789	32,989	26,496
Non-controlling interests	<u>58</u>	<u>72</u>	<u>81</u>	<u>80</u>

Statements of financial position

	Note	Group		Company	
		31.12.2024 \$'000	31.12.2023 \$'000	31.12.2024 \$'000	31.12.2023 \$'000
Non-current assets					
Property, plant and equipment	15	19,514	18,567	-	-
Subsidiary companies		-	-	38,294	38,294
Investment in joint ventures	13	3,752	14,049	-	-
Investment properties	11	3,300	3,200	-	-
Investment securities	10	16,610	12,822	-	-
Deferred tax assets		1,310	2,312	-	-
		44,486	50,950	38,294	38,294
Current assets					
Development properties	12	51,002	70,997	-	-
Contract assets		63,327	49,758	-	-
Trade receivables		9,401	17,258	-	-
Other receivables		1,543	2,307	25,808	64,554
Amounts due from joint ventures		57	27	-	-
Prepayments and deposits		804	711	16	16
Investment securities	10	22,613	16,524	-	-
Cash and short term deposits		159,304	132,464	54,886	15,670
		308,051	290,046	80,710	80,240
Current liabilities					
Trade and other payables		51,115	62,672	342	352
Lease liabilities	16	118	20	-	-
Contract liabilities		1,590	70	-	-
Provisions	14	9,131	15,265	-	-
Provision for taxation		4,464	3,246	217	32
		66,418	81,273	559	384
Net current assets		241,633	208,773	80,151	79,856
Non-current liabilities					
Deferred income		62	89	-	-
Other payables		861	494	-	-
Lease liabilities	16	293	65	-	-
Deferred tax liabilities		440	-	-	-
		1,656	648	-	-
Net assets		284,463	259,075	118,445	118,150
Equity					
Share capital	17	59,954	59,954	59,954	59,954
Capital reserve		1,000	1,000	-	-
Fair value adjustment reserve		777	(225)	-	-
Accumulated profits		238,500	214,195	58,491	58,196
Merger deficit		(16,239)	(16,239)	-	-
Equity attributable to owners of the Company		283,992	258,685	118,445	118,150
Non-Controlling interests		471	390	-	-
Total Equity		284,463	259,075	118,445	118,150

Statements of changes in equity
Group

	Share capital	Capital reserve	Accumulated profits	Fair value adjustment reserve	Merger deficit	Non-controlling interest	Total equity
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At 1 January 2024	59,954	1,000	214,195	(225)	(16,239)	390	259,075
Net Profit	-	-	31,987	-	-	81	31,987
Other comprehensive income	-	-	-	1,002	-	-	1,002
Total comprehensive income	-	-	31,987	1,002	-	81	33,070
Dividend on ordinary shares(note 8)	-	-	(7,682)	-	-	-	(7,682)
At 31 December 2024	59,954	1,000	238,500	777	(16,239)	471	284,463
At 1 January 2023	59,954	1,000	192,752	(157)	(16,239)	(160)	237,150
Net Profit	-	-	26,564	-	-	80	26,644
Other comprehensive income	-	-	-	(68)	-	-	(68)
Total comprehensive income	-	-	26,564	(68)	-	80	26,576
Dividend on ordinary shares(note 8)	-	-	(5,121)	-	-	-	(5,121)
Proceeds from issue of shares to non-controlling shareholder	-	-	-	-	-	470	470
At 31 December 2023	59,954	1,000	214,195	(225)	(16,239)	390	259,075

Company

	Share capital	Accumulated profits	Total Equity
	\$'000	\$'000	\$'000
At 1 January 2024	59,954	58,196	118,150
Profit, representing total comprehensive income	-	7,977	7,977
Dividend on ordinary shares (note 8)	-	(7,682)	(7,682)
At 31 Dec 2024	59,954	58,491	118,445
At 1 January 2023	59,954	52,812	112,766
Profit, representing total comprehensive income	-	10,505	10,505
Dividend on ordinary shares (note 8)	-	(5,121)	(5,121)
At 31 Dec 2023	59,954	58,196	118,150

Consolidated statement of cash flows

	< -----Group----- >	
	Financial year ended	
	31.12.2024	31.12.2023
	\$'000	\$'000
Cash flows from operating activities		
Profit before taxation	37,658	30,886
Adjustments :		
Depreciation of property, plant and equipment	2,289	2,271
(Gain)/loss on disposal of property, plant and equipment	(1,405)	(649)
Fair value changes on investment properties	(100)	(200)
Fair value changes on investment securities	(558)	680
Share of results of joint venture	(62)	440
Interest income	(6,243)	(5,370)
Interest expense on lease	6	4
Unrealised foreign exchange (gain)/loss	(119)	(180)
Dividend income from investment securities	(151)	(109)
	31,315	27,773
(Increase)/decrease in:		
Contract assets	(13,569)	(32,267)
Development properties	19,995	20,712
Trade receivables	7,857	(1,003)
Other receivables	1,477	2,323
Prepayments and deposits	(93)	2,189
Increase/(decrease) in:		
Trade and other payables and provisions	(17,324)	(6,238)
Contract liabilities	1,520	(21,117)
Deferred income	(27)	(27)
	31,151	(7,655)
Cash flows generated from / (used in) operations		
Interest received	4,239	3,523
Income tax paid	(2,930)	(2,097)
	32,460	(6,229)
Net cash flows generated from / (used in) operating activities		
Cash flows from investing activities		
Purchases of property, plant and equipment	(3,666)	(682)
Dividend income received from joint venture	2,228	-
Repayment /(advance) to joint venture	8,144	37,998
Purchases of investment securities	(14,095)	(8,177)
Proceeds from disposal of property, plant and equipment	1,835	732
Proceeds from maturity/redemption of investment securities	5,779	3,147
Interest received from investment securities	1,247	1,217
Dividend income received from investment securities	151	109
	1,623	34,344
Net cash flows (used in) / generated from investing activities		
Cash flows from financing activities		
Dividend paid	(7,682)	(5,121)
Proceeds from issue of shares to non-controlling interest	-	470
Repayment of lease liabilities	(40)	(19)
Proceeds from finance lease	360	-
	(7,362)	(4,670)
Net cash flows used in financing activities		
Net increase/(decrease) in cash and cash equivalents	26,721	23,445
Effect of exchange differences on cash and cash equivalents	119	180
Cash and cash equivalents, Beginning balance	132,464	108,839
Cash and cash equivalents, Ending balance	159,304	132,464

Selected Notes to the consolidated financial statements

1. Corporate information

Hock Lian Seng Holdings Limited (the “Company”) is incorporated and domiciled in Singapore and is listed on the Singapore Exchange Securities Trading Limited (“SGX-ST”). These condensed interim consolidated financial statements for the six months and financial year ended 31 December 2023 comprise the Company and its subsidiaries (collectively, the “Group”).

The principal activities of the Group are provision of civil engineering; property development and investments.

2. Basis of Preparation

The interim financial statements for the six months ended 31 December 2024 have been prepared in accordance with Singapore Financial Reporting Standards (International) (“SFRS(I)”) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The 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 interim financial statements for the period ended 30 June 2024.

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

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

2.1 New and amended standards adopted by the Group

A number of amendments to standards have become effective for financial year beginning 1 January 2024. The application of these standards did not have a material effect on the interim consolidated financial statements.

2.2 Use of judgements and estimates

The preparation of the Group’s condensed interim financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of each reporting period.

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 end of year ended 31 December 2024.

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

3. Seasonal operations

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

4. Segment and revenue information

The Group is organised into three main business segments – civil engineering, properties development, properties investment. No other operating segment constitutes a separate reportable segment. The segment information for the reportable segments is as follows:

	<i>Civil Engineering</i> \$'000	<i>Properties Development</i> \$'000	<i>Properties Investment</i> \$'000	<i>Adjustments</i> \$'000	<i>Total</i> \$'000
2H 2024					
Sales to external customers	78,104	5,453	91	-	83,648
	<u>78,104</u>	<u>5,453</u>	<u>91</u>	<u>-</u>	<u>83,648</u>
Results					
Depreciation	1,153	-	-	-	1,153
Fair value gain on investment properties	-	-	100	-	100
Dividend income from investment securities	-	-	-	59	59
Interest income	-	13	-	3,903	3,915
Share of results of joint venture	-	63	-	-	63
Segment profit	<u>6,811</u>	<u>3,793</u>	<u>31</u>	<u>2,975</u>	<u>13,610</u>
2H 2023					
Sales to external customers	80,028	15,654	107	-	95,789
	<u>80,028</u>	<u>15,654</u>	<u>107</u>	<u>-</u>	<u>95,789</u>
Results					
Depreciation	1,108	-	-	-	1,108
Fair value gain on investment properties	-	-	200	-	200
Dividend income from investment securities	-	-	-	55	55
Interest income	-	422	-	2,687	3,109
Share of results of joint venture	-	(109)	-	-	(109)
Segment profit	<u>8,207</u>	<u>10,979</u>	<u>37</u>	<u>660</u>	<u>19,883</u>

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	Civil Engineering \$'000	Properties Development \$'000	Properties Investment \$'000	Adjustments \$'000	Total \$'000
<u>FY 2024</u>					
Sales to external customers	150,164	33,110	182	-	183,456
	<u>150,164</u>	<u>33,110</u>	<u>182</u>	<u>-</u>	<u>183,456</u>
Results					
Depreciation	2,289	-	-	-	2,289
Fair value gain on investment properties	-	-	100	-	100
Dividend income from investment securities	-	-	-	151	151
Interest income	-	13	-	6,230	6,243
Share of results of joint venture	-	62	-	-	62
Segment profit	<u>17,096</u>	<u>16,449</u>	<u>61</u>	<u>4,052</u>	<u>37,658</u>
Assets					
Investment in joint ventures	-	3,752	-	-	3,752
Additions to non-current assets	3,666	-	-	-	3,666
Segment assets	<u>249,944</u>	<u>58,338</u>	<u>3,721</u>	<u>40,534</u>	<u>352,537</u>
Segment liabilities	<u>60,021</u>	<u>3,697</u>	<u>31</u>	<u>4,325</u>	<u>68,074</u>
<u>FY 2023</u>					
Sales to external customers	169,376	32,405	180	-	201,961
	<u>169,376</u>	<u>32,405</u>	<u>180</u>	<u>-</u>	<u>201,961</u>
Results					
Depreciation	2,271	-	-	-	2,271
Fair value gain on investment properties	-	-	200	-	200
Dividend income from investment securities	-	-	-	109	109
Interest income	-	422	-	4,948	5,370
Share of results of joint venture	-	(440)	-	-	(440)
Segment profit	<u>11,435</u>	<u>16,658</u>	<u>71</u>	<u>2,722</u>	<u>30,886</u>
Assets					
Investment in joint ventures	-	14,049	-	-	14,049
Additions to non-current assets	682	-	-	-	682
Segment assets	<u>214,697</u>	<u>91,266</u>	<u>3,375</u>	<u>31,658</u>	<u>340,996</u>
Segment liabilities	<u>74,923</u>	<u>3,636</u>	<u>30</u>	<u>3,332</u>	<u>81,921</u>

The Group's revenue from external customers was principally generated from Singapore. Accordingly, no geographical segment assets and revenue from customers' information are presented.

4.2 Disaggregation of revenue

	Group		Group	
	2H 2024	2H 2023	FY2024	FY2023
	\$'000	\$'000	\$'000	\$'000
Revenue from contracts with customer				
Contract revenue from construction projects - recognised over time	77,807	79,758	149,616	168,800
Supply of labour and services provided - recognised over time	59	117	161	240
Sales of development properties - recognised at a point of time	5,453	15,654	33,110	32,405
Other revenue				
Rental Income	329	260	569	516
Total revenue	<u>83,648</u>	<u>95,789</u>	<u>183,456</u>	<u>201,961</u>

5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 31 December 2024 and 31 December 2023 :

	Group		Company	
	31.12.2024	31.12.2023	31.12.2024	31.12.2023
	\$'000	\$'000	\$'000	\$'000
Financial Assets at fair value				
Financial Assets at fair value through other comprehensive income (FVOCI)	16,610	12,822	-	-
Financial Assets at fair value through Profit or loss (FVTPL)	14,658	11,544	-	-
	<u>31,268</u>	<u>24,366</u>	<u>-</u>	<u>-</u>
Financial Assets at amortised cost				
Cash and bank balances and trade and other receivables	171,022	152,493	80,694	80,224
Credit linked note	7,955	4,980	-	-
	<u>178,977</u>	<u>157,473</u>	<u>80,694</u>	<u>80,224</u>
Financial Liabilities at amortised cost				
Trade and other payables	51,650	62,395	219	352
Lease liabilities	412	85.00	-	-
	<u>52,062</u>	<u>62,480</u>	<u>219</u>	<u>352</u>

Fair value measurement

The Group applied the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities
- Level 2: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly
- Level 3: inputs for the asset or liability that are not based on observable market data unobservable inputs)

5. Financial asset and financial liabilities (cont'd)

	Group			
	as at 31 December 2024			
	Level 1	Level 2	Level 3	Total
	S\$'000	S\$'000	S\$'000	S\$'000
Financial assets				
Financial assets at fair value through profit or loss				
- Debt instruments (quoted)	14,309	-	-	14,309
- Equity instruments (quoted)	349	-	-	349
Financial assets at fair value through comprehensive income				
- Equity instruments (quoted)	16,610	-	-	16,610
	<u>31,268</u>	<u>-</u>	<u>-</u>	<u>31,268</u>

	Group			
	as at 31 December 2023			
	Level 1	Level 2	Level 3	Total
	S\$'000	S\$'000	S\$'000	S\$'000
Financial assets				
Financial assets at fair value through profit or loss				
- Debt instruments (quoted)	11,519	-	-	11,519
- Equity instruments (quoted)	25	-	-	25
Financial assets at fair value through comprehensive income				
- Equity instruments (quoted)	12,822	-	-	12,822
	<u>24,366</u>	<u>-</u>	<u>-</u>	<u>24,366</u>

6. Profit before tax

6.1 Following items have been included in arriving at profit before taxation:

	Group		Group	
	2H 2024	2H 2023	FY2024	FY2023
	S\$'000	S\$'000	\$'000	\$'000
Income				
Dividend income	59	55	151	109
Bad debts written back	-	-	-	-
Foreign exchange gain	-	-	119	180
Interest income	3,916	3,388	6,243	5,370
Fair value gain on investment securities	-	-	-	-
Fair value gain on investment properties	100	200	100	200
Gain on disposal of property, plant and equipment	1,074	477	1,405	649
Government grants	42	178	596	271
Rental income from property development projects	2,447	3,400	5,311	7,041
Legal cost reimbursed by an arbitration award	-	-	-	1,091
Expenses				
Depreciation of property, plant and equipment	1,153	1,108	2,289	2,271
Foreign exchange loss	-	35	-	-
Fair value loss on investment securities	-	795	-	680
Interest expense	4	2	6	4

6. Profit before tax (cont'd)

6.2 Related parties transactions

Other than the remuneration paid to the key management personnel, there are no related party transactions apart from those disclosed elsewhere in the interim financial statement

7. Tax expense

	Group		Group	
	2H 2024	2H 2023	FY2024	FY2023
	\$'000	\$'000	\$'000	\$'000
Current income tax expense				
- current income taxation	1,413	3,547	4,290	5,357
- under /(over) provision in respect of previous year	(142)	-	(142)	-
Deferred income tax expenses relating to origination and reversal of temporary differences	681	(1,386)	1,442	(1,115)
	<u>1,952</u>	<u>2,161</u>	<u>5,590</u>	<u>4,242</u>

8. Dividends

	Group and Company	
	FY2024	FY2023
	\$'000	\$'000
Ordinary dividends paid		
Final dividend approved for payment in annual general meeting :		
1.5 cents (2023:1.0 cents) per ordinary share for previous financial year	<u>7,682</u>	<u>5,121</u>

The directors have proposed a final dividend for financial year 2024 of 1.80 cents per shares, amounting to approximately \$9,218,000. These financial statements do not reflect these proposed dividends, which will be accounted for in shareholders' equity as an appropriation of retained profits in the financial year ending 31 December 2025.

9. Net Asset Value

	Group		Company	
	As at	As at	As at	As at
	<u>31.12.2024</u>	<u>31.12.2023</u>	<u>31.12.2024</u>	<u>31.12.2023</u>
	Cents	Cents	Cents	Cents
Net asset value per ordinary share	55.6	50.6	23.1	23.1

10. Investment securities

	Group	
	31.12.2024	31.12.2023
	\$'000	\$'000
Non-current		
At fair value through other comprehensive income		
- Equity instruments (quoted)	16,610	12,822
	<u>16,610</u>	<u>12,822</u>
Current		
At fair value through profit or loss		
- Debt instruments (quoted)	14,309	11,519
- Equity instruments (quoted)	349	25
At amortised cost		
- Credit linked note and treasury bill	7,955	4,980
	<u>22,613</u>	<u>16,524</u>

Investments in debt instrument at fair value through profit or loss

Debt investment in quoted corporate bonds were made for varying coupon rates ranging from 3.0% to 7.5% per annum (2023: 3.0% to 7.5%), with maturity dates ranging from 2025 to 2039.

Investments in equity instruments designated at fair value through other comprehensive income

The fair value of investments in quoted equity instruments designated at fair value through other comprehensive income at the end of the reporting period is as follows:

	Group	
	31.12.2024	31.12.2023
	\$'000	\$'000
At fair value through other comprehensive income		
- Equity instruments (quoted) breakdown by industry		
Bank and financial institutions	7,856	4,937
Real Estate	7,222	6,758
Telecommunications, transport and infrastructure	1,035	742
Commodities	497	385
	<u>16,610</u>	<u>12,822</u>

No disposal of investment securities held at FVOCI for the year ended 31 December 2024.

The fair value of the Group's investment securities is based on the quoted prices (unadjusted) in active market for identical assets or liabilities that the Group can access at the measurement date and is categorized under Level 1 of the fair value measurement hierarchy.

11. Investment properties

The investment properties held by the Group consist of a leasehold office unit and a leasehold industry workshop.

	Group	
	31.12.2024	31.12.2023
	\$'000	\$'000
Balance as at 1 January	3,200	3,000
Fair value gain	100	200
Balance as at end of period	<u>3,300</u>	<u>3,200</u>

No addition for the year ended 31 December 2024. Fair value gain was \$100,000 for the year ended 31 December 2024 (fair value for FY2023 was \$200,000).

Fair value measurement of investment properties

The leasehold office premises and light industry workshop in Singapore are stated at fair value, which has been determined annually by independent valuer at the end of every financial year based on the properties' highest and best use.

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. The fair value has been derived based on the Direct Comparison Method that makes reference to market evidence of transaction prices for similar properties in the open market.

12. Development properties

	Group	
	31.12.2024	31.12.2023
	\$'000	\$'000
Completed properties, at cost	<u>51,002</u>	<u>70,997</u>
At 1 January	70,997	91,709
Construction costs written-back	(216)	(428)
Disposals (recognised in cost of sales)	<u>(19,779)</u>	<u>(20,284)</u>
At end of reporting	<u>51,002</u>	<u>70,997</u>

The development properties comprised of two completed industrial property projects at Tuas and Gambas.

13. Investment in joint venture

The Group's investment in joint venture is summarized below:

	Group	
	31.12.24	31.12.23
	\$'000	\$'000
FSKH Development Pte Ltd		
- Equity interest	1,350	1,350
- Amount due from joint venture	-	8,131
- Share of profit	2,403	4,569
- Deferred interest	(1)	(1)
	<u>3,752</u>	<u>14,049</u>

FSKH Development Pte Ltd is 45% owned joint venture.

14. Provisions

	Group	
	31.12.2024	31.12.2023
	\$'000	\$'000
At 1 January	15,265	21,390
Utilised	(4,514)	(4,460)
Current period provision	-	-
Write-back	(1,620)	(1,665)
At end of reporting	<u>9,131</u>	<u>15,265</u>

15. Property, plant and equipment

During the financial year ended 31 December 2024, the Group acquired assets amounting to \$3,666,000 (31 December 2023: \$782,000), of which \$360,000 (FY2023: \$100,000) were acquired by mean of finance lease. Net book value of disposed of assets amounting to \$430,000 (31 December 2023: \$83,000).

16. Lease liabilities

	Group		Company	
	31.12.2024	31.12.2023	31.12.2024	31.12.2023
	\$'000	\$'000	\$'000	\$'000
<u>Amount repayable within one year</u>				
Lease liabilities- secured	118	20	-	-
Unsecured	-	-	-	-
<u>Amount repayable after one year</u>				
Lease liabilities- secured	293	65	-	-
Unsecured	-	-	-	-

17. Share capital

	Group and Company	
	No. of shares '000	\$'000
Issued and fully paid ordinary shares		
At 1 January and 31 December 2024	<u>512,104</u>	<u>59,954</u>

There was no movement in the issued and paid-up capital of the Company since 31 December 2023.

There were no outstanding convertibles as at 31 December 2024 (31/12/2023: Nil).

The Company did not hold any treasury shares as at 31 December 2024 (31/12/2023:Nil). There was no sales, transfer, disposal , cancellation and use of treasury shares for the financial year ended 31 December 2024.

Other information Required by Listing Rule Appendix 7.2

I. Aggregate amount of group's borrowings and debt securities.

Refer to note 16 of interim financial statement.

II. Audit or review

The consolidated statement of financial position as at 31 December 2024 and the related consolidated profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the financial year ended 31 December 2024 and selected explanatory notes have not been audited or reviewed by the Company's auditors.

III. Review of performance

Revenue

In \$' million	FY 2024	%	FY 2023	%
Civil Engineering	150.2	81.9	169.4	83.9
Property Development	33.1	18.0	32.4	16.0
Investment Properties	0.2	0.1	0.2	0.1
	183.5	100.0	202.0	100.0

Group revenue for the financial year 2024 (FY2024) was \$183.5 million, decrease of \$18.5 million(-9.2%) as compared to the previous financial year(FY2023). Civil Engineering segment recorded lower sales due to the substantial completion of the the Changi Airport joint venture project in December 2023. Property Development segment recorded marginally higher revenue of \$0.7 million (+2%). Sales was recorded for both Shine@Tuassouth and Ark@Gambas.

Gross Profit

In \$' million	FY 2024	FY 2023
Civil Engineering	17.1	11.5
Property Development	13.2	11.7
Investment Properties	0.1	0.1
	30.4	23.3

Gross profit increased by \$7.2 million (+30.9%) to \$30.4 million. Civil Engineering saw a significant rise in gross profit to \$17.1 million, up from \$11.5 million in the previous year. The higher Civil engineering's gross profit was mainly due to the finalisation of accounts as CAG JV project near completion. Higher revenue and has resulted in higher gross profit for Property Development segment.

Other Income

Other income amount to \$14.5 million, decrease of \$0.5 million (-3%). Mainly due to the lower rental income for unsold units of \$1.7 million and one off income of legal cost award of \$1.1 million in 2023, offset by higher interest income of \$0.9 million and fair valuation gain for investment securities of \$0.6 million and gain on sales of fixed assets \$0.7 million.

In \$' mil	FY 2024	FY 2023
Interest income from bank	4.7	3.7
Interest income from investment securites	1.6	1.3
Interest income from joint venture	0.0	0.4
Dividend	0.1	0.1
Rental - Development properties	5.3	7.0
Government grants	0.6	0.3
Arbitration legal fee awarded	-	1.1
Gain on fair value changes of investment property	0.1	0.2
Gain on disposal of fixed assets	1.4	0.7
Gain on fair value changes of investment securities (FVTPL)	0.6	-
Gain on foreign currency exchange	0.1	0.2
	14.5	15.0

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Distribution and selling costs

Higher distribution cost was related to the commission expenses for sales of development properties.

Administration costs

Higher administration costs recorded for FY2024 was due to higher performance bonus and staff cost.

Profit before tax and tax expenses

In summary, the higher FY2024 profit before tax was contributed by the gross profit due to finalisation of CAG JV project, offset by higher administrative cost and lower other income.

Earning per share improved from 5.19 cents to 6.25 cents for FY2024.

Financial position and cash flow review

Non-current assets was \$44.5 million, decreased by \$6.5 million as compared to end of 2023, mainly due to the repayment of shareholder loan of \$8.1 million and \$2.2 million dividend payout by the Mattar residential joint venture project, offset by additional acquisition of long term investment securities of \$3.8 million.

Net current asset increased by \$32.8 million, mainly due to the higher cash balance of \$26.8 million, higher contract assets(net of contract liabilities) of \$11.9 million due to the higher constructions works pending certification, lower trade and other payable and receivable of \$3.3 million(net) with CAG joint venture project near completion, net increase in short term investment securities of \$6.1 million and lower provision with the progressive utilisation of maintenance provisions of \$6.2 million, offset by the reduction in development properties of \$20.0 million with cost recognised for the sales of development units, higher tax provision \$1.3million.

Higher cash balance of \$26.8 million was mainly due to cash generated from operations of \$32.5 million, loan repayment and dividend of \$10.4 million from joint venture, offset by the net cash outflow for the purchase and redemption of investment securities of \$8.3 million, dividend payment of \$7.7 million and. Net cash generated from operations was mainly contributed from the proceeds from the sales of development properties and release of partial retention of CAG JV project.

Investment securities (current and non-current) amount to \$39.2 million, increased by \$9.9 million. Mainly due to the new addition of bonds and credit linked note of \$14.1 million, gain in market value of \$1.6 mil offset by the redemption of bond \$5.8 million.

Shareholders equity stood at \$284.0 million as at 31 December 2024, \$25.3 million higher than 31 December 2023. Mainly due to the current period net profit after tax of \$32.0 million offset by the dividend payment of \$7.7 million and fair value gain for investment securities recognised in comprehensive income of \$1.0 million.

Net asset per share was 55.6 cents as at 31 December 2024 (50.60 cents as at 31 December 2023).

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

The current announced results are in line with the general prospect commentary previously disclosed to shareholders in the results announcement for the financial period ended 30 June 2024.

V. 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.

According to the projection by the Building and Construction Authority Singapore ("BCA") on 23 January 2025, the total construction demand in 2025 is projected to be between S\$47 billion and S\$53 billion. The strong demand is underpinned by the expected award of contracts for several large-scale developments, such as Changi Airport Terminal 5 (T5) and the expansion of the Marina Bay Sands Integrated Resort, alongside public housing development and upgrading works. Other contributors include high-specification industrial buildings, educational developments, healthcare facilities, Mechanical and Engineering contracts for the Thomson-East Coast Line Extension (TEL) and Cross Island Line (CRL), and infrastructure works for the Woodlands Checkpoint extension and the Tuas Port. The Group will explore and evaluate the above upcoming projects where appropriate.

The order book for civil engineering segment stands at approximately \$553 million as at 31 December 2024 which include mainly the Aviation park station project and Serangoon North Station project. Against the backdrop of rising business cost, the Management have to manage the on going project prudently and will continue to bid for upcoming infrastructure projects which the group has expertise and competitive edge,

The Group's industrial building project, Shine@TuasSouth, has sold 54% and leased 41% of the total units to date. The management will continue to promote the sales of units. The Management has to adopt a pragmatic approach in undertaking new development project, after assessing financial and market risk against returns.

VI. Dividend

(a) Current Financial Period Reported On
Any dividend declared for the current financial period reported on ?

Yes.

Name of dividend	First and final
Dividend type	Cash
Dividend amount per share (in cents)	1.80
Tax rate	Tax exempt (one tier)

(b) Any dividend declared for the corresponding period of the immediately preceding financial year ?

Yes.

Name of dividend	First and final
Dividend type	Cash
Dividend amount per share (in cents)	1.50
Tax rate	Tax exempt (one tier)

(c) Date payable

The proposed dividend, if approved at the next Annual General Meeting to be held on 23 April 2025, will be paid on 16 May 2025.

(d) Books closure date

The Share Transfer Books and Register of Members of the Company will be closed on 6 May 2025 at 5.00 p.m. for the preparation of dividend warrants

VII. If the group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

There is no IPT to be report for the current financial period. There is no general mandate from shareholders for IPTs.

VIII. Confirmation that the issuer has procured undertakings from all its directors and executive officers pursuant to Rule 720(1) of the Listing Manual.

The Company has procured undertakings in the format set out in Appendix 7.7 from all its directors and the executive officers under Rule 720(1) of the Listing Manual.

ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

IX. Segmented revenue and results for operating 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.

Refer to note 4 of the interim financial statement.

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

Please refer to section III – review of performance.

X. A breakdown of sales as follows:-

	< ----- Group ----- >		Increase/ (Decrease)
	2024	2023	(%)
	\$'000	\$'000	
(a) Sales reported for first half year	99,808	106,172	-6.0%
(b) Operating profit after tax before deduction non-controlling interests reported for first half year	20,410	8,922	+128.8%
(c) Sales reported for second half year	83,648	95,789	-12.7%
(d) Operating profit after tax before deduction non-controlling interests reported for second half year	11,658	17,722	-34.2%

XI.

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

	Latest Full Year	Previous Full Year
	FY2024*	FY2023
	\$'000	\$'000
Proposed first and final dividend (Tax exempt 1-tier)	9,218	7,682

*subject to shareholders' approval at the forthcoming Annual General Meeting

XII.

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) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

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
Chua Chee Yong	57	Nephew of Mr Chua Leong Hai, substantial shareholder, Executive Chairman of the Company and cousin of Ms Chua Siok Peng, Executive Director and CEO and Chua Sher Kiong, Executive Director of the Company.	Joined the Group since 1986. Mr Chua Chee Yong is the Senior Manager-, Logistic , responsible for fleet management, deployment and maintenance of plant and equipments.	In charge of the Logistic Department with effect from 2017.

BY ORDER OF THE BOARD

CHUA LEONG HAI

Executive Chairman

25 February 2025