UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS FINANCIAL PERIOD ("2HY") AND FULL FINANCIAL YEAR ENDED 30 SEPTEMBER ("FY") 2026

*This announcement has been reviewed by the Company's sponsor, Novus Corporate Finance Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**Exchange**") and the Exchange assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made, or reports contained in this announcement.*

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Condensed interim consolidated income statement for the six months financial period and full year ended 30 September 2026

	Notes	2HY2026 Unaudited S$'000	2HY2025 Unaudited S$'000	Increase/ (decrease) %	FY2026 Unaudited S$'000	FY2025 Audited S$'000	Increase/ (decrease) %
Continuing operations							
Revenue	4	20	29	(31)	46	50	(8)
Other income		45	26	73	92	242	(62)
Employee benefits expense		(454)	(526)	(14)	(884)	(991)	(11)
Depreciation expense		(27)	(26)	4	(53)	(54)	(2)
Other operating expenses		(239)	(228)	5	(494)	(575)	(14)
Finance costs		–	–	NM	–[2]	–[2]	NM
Loss before tax from continuing operations	6	(655)[3]	(726)[3]	(10)	(1,294)[3]	(1,328)	(3)
Income tax expense	7	–	(11)	(100)	–	(11)	(100)
Loss for the period / year from continuing operations, net of tax		(655)	(737)	(11)	(1,294)	(1,339)	(3)
Discontinued operations							
Loss for the period / year from discontinued operations, net of tax		–	–	NM	–	(60)	(100)
Gain on sale of discontinued operations		–	–	NM	–	35	(100)
Loss for the period / year		(655)	(737)	(11)	(1,294)	(1,364)	(5)
Other comprehensive income for the period / year, net of tax		**–**	**–**	**NM**	**–**	**–**	**NM**
Total comprehensive loss for the period / year, net of tax		**(655)**	**(737)**	**(11)**	**(1,294)**	**(1,364)**	**(5)**
Loss attributable to:							
Owners of the Company							
Loss from continuing operations, net of tax		(614)	(676)	(9)	(1,238)	(1,300)	(5)
Profit from discontinued operations, net of tax		–	–	NM	–	5	(100)
		(614)	**(676)**	(9)	**(1,238)**	**(1,295)**	(4)
Non-controlling interests							
Loss from continuing operations, net of tax		(41)	(61)	(33)	(56)	(40)	40
Loss from discontinued operations, net of tax		–	–	NM	–	(30)	(100)
		(41)	**(61)**	(33)	**(56)**	**(69)**[3]	(19)

Condensed interim consolidated income statement for the six months financial period and full year ended 30 September 2026

	Notes	2HY2026 Unaudited S$'000	2HY2025 Unaudited S$'000	Increase/ (decrease) %	FY2026 Unaudited S$'000	FY2025 Audited S$'000	Increase/ (decrease) %
Comprehensive loss attributable to:							
Owners of the Company							
Loss from continuing operations, net of tax		(614)	(676)	(9)	(1,238)	(1,300)	(5)
Profit from discontinued operations, net of tax		–	–	NM	–	5	(100)
		(614)	**(676)**	(9)	**(1,238)**	**(1,295)**	(4)
Non-controlling interests							
Loss from continuing operations, net of tax		(41)	(61)	**(33)**	(56)	(40)	**40**
Loss from discontinued operations, net of tax		–	–	NM	–	(30)	(100)
		(41)	**(61)**	**(33)**	**(56)**	**(69)**[3]	**(19)**
Basic and diluted loss per share (cents) [1]		**(0.73)**	**(0.80)**	NM	**(1.47)**	**(1.54)**	NM

Notes:

[1] The basic and diluted loss per share are computed based on the loss attributable to the owners of the Company, net of tax, divided by the weighted average number of ordinary shares of the Company in issue of 84,498,000 for each of 2HY2025, 2HY2026, FY2025 and FY2026.

The basic and diluted loss per share were the same as there were no potentially dilutive ordinary shares existing during the respective financial periods / years.

[2] Represents less than S$1,000.

[3] As a result of rounding differences, numbers or percentages may not add up to the total.

[4] NM denotes not meaningful

Condensed interim consolidated balance sheet

Statement of Financial Position		Group		Company	
		As at 30 September 2026 Unaudited S$'000	As at 30 September 2025 Audited S$'000	As at 30 September 2026 Unaudited S$'000	As at 30 September 2025 Audited S$'000
ASSETS					
Current assets					
Cash and cash equivalents		5,144	6,438	5,057	6,342
Completed property	9	2,519	2,519	–	–
Trade receivables		15	15	267	137
Other receivables		35	44	23	32
Total current assets		7,713	9,017[1]	5,347	6,510[1]
Non-current assets					
Property, plant and equipment	10	156	208	12	18
Investment in subsidiaries		–	–	1,447	1,570
Total non-current assets		156	208	1,459	1,588
Total assets		**7,869**	**9,225**	**6,806**	**8,098**
LIABILITIES AND EQUITY					
Current liabilities					
Other payables		209	268	589	630
Lease liabilities		3	3	3	3
Total current liabilities		212	270[1]	592	633
Non-current liabilities					
Lease liabilities		8	11	8	11
Total non-current liabilities		8	11	8	11
Total liabilities		**220**	**281[1]**	**600**	**644**
Capital, reserves and non-controlling interests					
Share capital	11	13,292	13,292	13,292	13,292
Accumulated losses		(6,987)	(5,749)	(7,086)	(5,838)
Equity attributable to owners of the Company		6,305	7,543	6,206	7,454
Non-controlling interests		1,345	1,401	–	–
Total equity		7,650	8,943[1]	6,206	7,454
Total liabilities and equity		**7,869**[1]	**9,225**[1]	**6,806**	**8,098**

Notes:

[1] As a result of rounding differences, numbers or percentages may not add up to the total.

Condensed interim statements of changes in equity

	Share capital S$'000	Accumulated losses S$'000	Attributable to owners of the Company S$'000	Non–controlling interests S$'000	Total equity S$'000
Group (Unaudited)					
Balance as at 1 October 2025	13,292	(5,749)	7,543	1,401	8,943[1]
Total comprehensive loss for the year					
Loss for the year	–	(1,238)	(1,238)	(56)	(1,294)
Other comprehensive income for the year	–	–	–	–	–
Total	–	(1,238)	(1,238)	(56)	(1,294)
Balance as at 30 September 2026	13,292	(6,987)	6,305	1,345	7,650[1]
Group (Audited)					
Balance as at 1 October 2024	**13,292**	**3,573**	**16,865**	**3,820**	**20,685**
Total comprehensive income for the year					
Loss for the year	–	(1,295)	(1,295)	(69)	(1,364)
Final dividends paid[2]	–	(8,027)	(8,027)	–	(8,027)
Disposal of subsidiaries	–	–	–	(350)	(350)
Capital reduction	–	–	–	(2,000)	(2,000)
Other comprehensive income for the year	–	–	–	–	–
Total	–	(9,322)	(9,322)	(2,419)	(11,741)
Balance as at 30 September 2025	13,292	(5,749)	7,543	1,401	8,943[1]

	Share capital S$'000	Accumulated losses S$'000	Total equity S$'000
Company (Unaudited)			
Balance as at 1 October 2025	**13,292**	**(5,838)**	**7,454**
Loss for the year, representing total comprehensive loss for the year	–	(1,248)	(1,248)
Balance as at 30 September 2026	**13,292**	**(7,086)**	**6,206**
Company (Audited)			
Balance at 1 October 2024	**13,292**	**3,907**	**17,199**
Loss for the year, representing total comprehensive loss for the year	–	(1,718)	(1,718)
Final dividends paid[2]	–	(8,027)	(8,027)
Balance as at 30 September 2025	**13,292**	**(5,838)**	**7,454**

Notes:

[1] As a result of rounding differences, numbers or percentages may not add up to the total.

[2] The final dividends were paid out of the Group's total comprehensive income for the financial year ended 30 September 2024.

Condensed interim consolidated statement of cash flows

	Notes	FY2026 Unaudited S$'000	FY2025 Audited S$'000
Operating activities			
Loss before income tax from continuing operations		(1,294)	(1,328)
Loss before income tax from discontinued operations		–	(25)
		(1,294)	(1,353)
Adjustments for:			
Interest expense		–[1]	–[1]
Interest income	6	(55)	(147)
Depreciation of property, plant and equipment	6	53	54
Write-off of property, plant and equipment		–	67
Gain on disposal of subsidiary companies		–	(35)
Operating cash flows before changes in working capital		(1,295)[2]	(1,415)[2]
Trade receivables		–	168
Other receivables		9	(1,450)
Contract assets		–	7,623
Other payables		(59)	108
Cash (used in) / generated from operations		(1,345)	5,034
Interest paid		–[1]	–[1]
Income tax paid		–	(2,469)
Net cash flows (used in) / generated from operating activities		**(1,345)**	**2,565**
Investing activities			
Purchase of property, plant and equipment		(1)	(219)
Capital reduction		–	(2,000)
Net cash outflows from disposal of subsidiary companies		–	(313)
Interest received		55	137
Net cash flows generated from / (used in) investing activities		**54**	**(2,396)**[2]
Financing activities			
Repayment of principal portion of lease liabilities		(3)	(18)
Final dividends paid		–	(8,027)
Net cash flows used in financing activities		**(3)**	**(8,045)**
Net decrease in cash and cash equivalents		(1,294)	(7,876)
Cash and cash equivalents at beginning of the year		6,438	14,314
Cash and cash equivalents at end of the year		**5,144**	**6,438**

Notes:

[1] Represents less than S$1,000.

[2] As a result of rounding differences, numbers or percentages may not add up to the total.

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

OneApex Limited (the "**Company**") is incorporated in the Republic of Singapore with its principal place of business at 38 Jalan Pemimpin #02-05 Singapore 577178 and registered office at 9 Raffles Place #08-03 Republic Plaza Singapore 048619. The Company is listed on the Catalist Board of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). These condensed interim consolidated financial statements as at and for the six months financial period and full year ended 30 September 2026 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 property development, property investment and property management.

2. BASIS OF PREPARATION

The condensed interim financial statements for the six months financial period and full financial year ended 30 September 2026 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 interim financial statements for the six months financial period ended 31 March 2026.

The Group has applied the same accounting policies and methods of computation as in the Group's most recently audited financial statements, 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 Group and Company's functional currency.

2.1 New and amended standards adopted by the Group

A number of amendments to Singapore Financial Reporting Standards (International) ("**SFRS(I)**") have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those SFRS(I).

The adoption of the new and revised SFRS(I) and interpretation of SFRS(I) have no material impact on the financial performance or position of the Group and the Company for FY2026.

The Group has not yet early adopted any standards, interpretations or amendments that have been issued but not yet effective.

2.2 Significant accounting judgments and estimates

The preparation of the Group's consolidated financial statements requires management to make judgements, 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. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in the future periods.

Key sources of estimation uncertainty

The key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below:

Estimation of net realisable value of completed property

Completed property is stated at the lower of cost and net realisable value. Net realisable value of completed property is the estimated selling price in the ordinary course of the business, based on market prices at the end of the reporting period and discounted for the time value of money if material, less the estimated costs necessary to make the sale. The carrying amount of the completed property as at 30 September 2026 was S$2,518,984 (2025: S$2,518,984).

3. SEASONAL OPERATIONS

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

4. SEGMENT INFORMATION

An operating segment is a component of the Group that engages in business activities from which it may earn revenue and incur expenses, including revenue and expenses that relate to transactions with any of the Group's other components. The operating segments operating results are reviewed regularly by the Group's chief operating decision makers to make decisions about the resources to be allocated to the segments and assess its performance, and for which discrete financial information is available.

The Group's reportable operating segments for the six months financial period and financial year ended 30 September 2026 are as follows:

(a) Property management
(b) Property development
(c) Property investment

The accounting policies of the reportable segments are the same as the Group's accounting policies described in Note 2. Segment result represents the profit earned by each segment without allocation of other income, corporate expenses and finance costs. The Group's reportable operating segments are reported to the Chief Executive Officer for the purposes of resource allocation and assessment of segment performance.

4.1 REPORTABLE SEGMENTS

CONTINUING OPERATIONS

FY2026 (Unaudited) (S$'000)	Property Development	Property Management	Property Investment	Total
REVENUE				
External revenue	–	46	–	46
RESULT				
Segment result	(112)	(208)	–	(320)
Unallocated other income				66
Unallocated corporate expenses				(1,040)
Loss before income tax				(1,294)
SEGMENT ASSETS				
Segment assets	2,546	230	–	2,776
Unallocated corporate assets				5,093
Total assets				7,869
SEGMENT LIABILITIES				
Segment liabilities	23	12	–	35
Unallocated corporate liabilities				184
Total liabilities				220[1]

FY2025 (Audited) (S$'000)	Property Development	Property Management	Property Investment	Total
REVENUE				
External revenue	–	50	–	50
RESULT				
Segment result	(69)	(313)	–	(381)[1]
Unallocated other income				166
Unallocated corporate expenses				(1,113)
Profit before income tax				(1,328)
SEGMENT ASSETS				
Segment assets	2,896	347	–	3,243
Unallocated corporate assets				5,982
Total assets				9,225
SEGMENT LIABILITIES				
Segment liabilities	89	94	–	183
Unallocated corporate liabilities				98
Total liabilities				281

Notes:

[1] As a result of rounding differences, numbers or percentages may not add up to the total.

4.1 REPORTABLE SEGMENTS (CONT'D)

DISCONTINUED OPERATIONS

FY2026 (Unaudited) (S$'000)	Financial Services	Total
REVENUE		
External revenue	–	–
RESULT		
Segment result	–	–
Unallocated other income		–
Unallocated corporate expenses		–
Loss before income tax		–
SEGMENT ASSETS		
Segment assets	–	–
Unallocated corporate assets		–
Total assets		–
SEGMENT LIABILITIES		
Segment liabilities	–	–
Unallocated corporate liabilities		–
Total liabilities		–

FY2025 (Audited) (S$'000)	Financial Services	Total
REVENUE		
External revenue	602	602
RESULT		
Segment result	(25)	(25)
Unallocated other income		–
Unallocated corporate expenses		–
Loss before income tax		(25)
SEGMENT ASSETS		
Segment assets	2,378[1]	2,378[1]
Unallocated corporate assets		–
Total assets		2,378[1]
SEGMENT LIABILITIES		
Segment liabilities	1,663[1]	1,663[1]
Unallocated corporate liabilities		–
Total liabilities		1,663[1]

Notes:

[1] Assets and liabilities of discontinued operations are as at the date of disposal of the Company's 51% shareholding interest in the entire issued and paid-up share capital of OneApex Capital Pte Ltd and OneApex Capital 1 Pte Ltd (the "**Disposal**"), being 6 February 2025.

4.1 REPORTABLE SEGMENTS (CONT'D)

CONTINUING OPERATIONS

2HY2026 (Unaudited) (S$'000)	Property Development	Property Management	Property Investment	Total
REVENUE				
External revenue	–	20	–	20
RESULT				
Segment result	(81)	(79)	–	(160)
Unallocated other income				29
Unallocated corporate expenses				(524)
Loss before income tax				(655)
SEGMENT ASSETS				
Segment assets	2,546	230	–	2,776
Unallocated corporate assets				5,093
Total assets				7,869
SEGMENT LIABILITIES				
Segment liabilities	23	12	–	35
Unallocated corporate liabilities				184
Total liabilities				220[(1)]

2HY2025 (Unaudited) (S$'000)	Property Development	Property Management	Property Investment	Total
REVENUE				
External revenue	–	29	–	29
RESULT				
Segment result	(110)	(127)	–	(237)
Unallocated other income				22
Unallocated corporate expenses				(511)
Loss before income tax				(726)
SEGMENT ASSETS				
Segment assets	2,896	347	–	3,243
Unallocated corporate assets				5,982
Total assets				9,225
SEGMENT LIABILITIES				
Segment liabilities	89	94	–	183
Unallocated corporate liabilities				98
Total liabilities				281

Notes:

[(1)] As a result of rounding differences, numbers or percentages may not add up to the total.

4.1 REPORTABLE SEGMENTS

DISCONTINUED OPERATIONS

2HY2026 (Unaudited) (S$'000)	Financial Services	Total
REVENUE		
External revenue	–	–
RESULT		
Segment result	–	–
Unallocated other income		–
Unallocated corporate expenses		–
Loss before income tax		–
SEGMENT ASSETS		
Segment assets	–	–
Unallocated corporate assets		–
Total assets		–
SEGMENT LIABILITIES		
Segment liabilities	–	–
Unallocated corporate liabilities		–
Total liabilities		–

2HY2025 (Unaudited) (S$'000)	Financial Services	Total
REVENUE		
External revenue	–	–
RESULT		
Segment result	–	–
Unallocated other income		–
Unallocated corporate expenses		–
Loss before income tax		–
SEGMENT ASSETS		
Segment assets	–	–
Unallocated corporate assets		–
Total assets		–
SEGMENT LIABILITIES		
Segment liabilities	–	–
Unallocated corporate liabilities		–
Total liabilities		–

4.2 DISAGGREGATION OF REVENUE

CONTINUING OPERATIONS

FY2026 (Unaudited) (S$'000)	Property Development	Property Management	Property Investment	Total
Types of goods or services				
Rendering of services	–	46	–	46
Total Revenue	–	46	–	46
Types of goods or services				
Point in time	–	46	–	46
Over time	–	–	–	–
Total Revenue	–	46	–	46
Geographical information				
Singapore	–	46	–	46

FY2025 (Audited) (S$'000)	Property Development	Property Management	Property Investment	Total
Types of goods or services				
Rendering of services	–	50	–	50
Total Revenue	–	50	–	50
Types of goods or services				
Point in time	–	50	–	50
Over time	–	–	–	–
Total Revenue	–	50	–	50
Geographical information				
Singapore	–	50	–	50

4.2 DISAGGREGATION OF REVENUE (CONT'D)

DISCONTINUED OPERATIONS

FY2026 (Unaudited) (S$'000)	Financial Services	Total
Types of goods or services		
Rendering of services	–	–
Total Revenue	–	–
Types of goods or services		
Point in time	–	–
Over time	–	–
Total Revenue	–	–
Geographical information		
Singapore	–	–

FY2025 (Audited) (S$'000)	Financial Services	Total
Types of goods or services		
Rendering of services	602	602
Total Revenue	602	602
Types of goods or services		
Point in time	602	602
Over time	–	–
Total Revenue	602	602
Geographical information		
Singapore	602	602

4.2 DISAGGREGATION OF REVENUE (CONT'D)

CONTINUING OPERATIONS

2HY2026 (Unaudited) (S$'000)	Property Development	Property Management	Property Investment	Total
Types of goods or services				
Rendering of services	–	20	–	20
Total Revenue	–	20	–	20
Types of goods or services				
Point in time	–	20	–	20
Total Revenue	–	20	–	20
Geographical information				
Singapore	–	20	–	20

2HY2025 (Unaudited) (S$'000)	Property Development	Property Management	Property Investment	Total
Types of goods or services				
Rendering of services	–	29	–	29
Total Revenue	–	29	–	29
Types of goods or services				
Point in time	–	29	–	29
Total Revenue	–	29	–	29
Geographical information				
Singapore	–	29	–	29

4.2 DISAGGREGATION OF REVENUE (CONT'D)

DISCONTINUED OPERATIONS

2HY2026 (Unaudited) (S$'000)	Financial Services	Total
Types of goods or services		
Rendering of services	–	–
Total Revenue	–	–
Types of goods or services		
Point in time	–	–
Over time	–	–
Total Revenue	–	–
Geographical information		
Singapore	–	–

2HY2025 (Unaudited) (S$'000)	Financial Services	Total
Types of goods or services		
Rendering of services	–	–
Total Revenue	–	–
Types of goods or services		
Point in time	–	–
Over time	–	–
Total Revenue	–	–
Geographical information		
Singapore	–	–

5. FINANCIAL ASSETS AND FINANCIAL LIABIILTIES

Set out below is an overview of the financial assets and financial liabilities of the Group and Company as at 30 September 2026 and 30 September 2025:

	Group		Company	
	As at 30 September 2026 Unaudited S$'000	As at 30 September 2025 Audited S$'000	As at 30 September 2026 Unaudited S$'000	As at 30 September 2025 Audited S$'000
Financial assets				
At amortised cost				
Cash and cash equivalent	5,144	6,438	5,057	6,342
Trade receivables	15	15	267	137
Other receivables	4	14	-	10
Total	5,164[(1)]	6,467	5,324	6,489
Financial liabilities				
At amortised cost				
Other payables	209	268	589	630
Lease liabilities	11	14	11	14
Total	220	282	600	644

Notes:

(1) As a result of rounding differences, numbers or percentages may not add up to the total.

6. LOSS BEFORE TAX

Loss for the year is arrived at after charging / (crediting):

Significant Items	Group 2HY2026 Unaudited S$'000	Group 2HY2025 Unaudited S$'000	Group FY2026 Unaudited S$'000	Group FY2025 Audited S$'000
Income				
Gain on disposal of subsidiary companies	–	–	–	(35)
Government grants	(6)	(9)	(14)	(23)
Interest income	(25)	(17)	(55)	(147)
Others	(13)	–	(23)	(80)
Expenses				
Directors' fee	77	78	155	155
Depreciation of property, plant and equipment	26	26	53	54
Total employee benefits expense	454	526	884	991
Audit fees:				
- auditors of the Company	30	31	59	58
- other auditors	–	–	–	–
Non audit fees:				
- auditors of the Company	8	7	16	14
- other auditors	18	18	27	35

7. 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 interim consolidated statement of profit or loss are:

	2HY2026 Unaudited S$'000	2HY2025 Unaudited S$'000	FY2026 Unaudited S$'000	FY2025 Audited S$'000
Current tax expense	–	11	–	11
Deferred tax expense	–	–	–	–
	–	11	–	11

8. NET ASSET VALUE PER ORDINARY SHARE

	Group		Company	
	As at 30 September 2026 Unaudited	As at 30 September 2025 Audited	As at 30 September 2026 Unaudited	As at 30 September 2025 Audited
Net asset value[1] per ordinary share based on the total number of issued shares excluding treasury shares (Singapore cents)	7.46	8.93	7.34	8.82
Number of ordinary shares in issue	84,498,000	84,498,000	84,498,000	84,498,000

Notes:

[1] Net asset value attributable to owners of the Company.

9. COMPLETED PROPERTY

	Group	
	2026 Unaudited S$'000	2025 Audited S$'000
Cost of completed property	2,519	2,519

The Group accounts for its completed property at the lower of cost or net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and selling expenses.

The Group has reviewed the estimated net selling price of its completed property and is of the view that no allowance for the net realisable value is required as at 30 September 2026. The completed property as at 30 September 2026 is attributable to the remaining unsold unit in Apex Foodworks.

10. PROPERTY PLANT AND EQUIPMENT

During 2HY2026, the Group acquired assets amounting to S$nil (2HY2025: S$230,755) and write-off of assets amounting to S$nil during the same period (2HY2025: S$66,658).

11. SHARE CAPITAL

There was no change in the Company's share capital since 31 March 2026. The issued and paid-up capital of the Company as at 30 September 2026 and 31 March 2026 was S$13,292,106 comprising 84,498,000 shares.

There were no outstanding options, convertibles, treasury shares or subsidiary holdings as at 30 September 2026 and 30 September 2025.

The total number of issued shares excluding treasury shares as at 30 September 2026 and 30 September 2025 was 84,498,000 shares. There were no treasury shares as at 30 September 2026 and 30 September 2025.

There were no sales, transfers, cancellation and/or use of treasury shares or subsidiary holdings during or as at the end of the current financial year ended 30 September 2026.

12. RELATED PARTY TRANSACTIONS

There are no material related party transactions apart from those disclosed under interested person transactions as set out in below in this announcement.

13. SUBSEQUENT EVENTS

Please refer to the announcements dated 22 July 2026, 20 August 2026, 11 September 2026, 24 September 2026 and 26 October 2026, as well as the circular to shareholders of the Company (the "**Shareholders**") dated 20 August 2026 (the "**Circular**") for further information in relation to the capital reduction exercise (the "**Capital Reduction**") to return to Shareholders surplus capital of the Company in excess of its needs by way of a cash distribution (the "**Cash Distribution**") by the Company to Shareholders of S$0.043 for each ordinary share in the capital of the Company held by the Shareholders.

The Cash Distribution pursuant to the Capital Reduction has been completed on 6 November 2026.

OTHER INFORMATION REQUIRED BY CATALIST RULES APPENDIX 7C

1. REVIEW

The condensed consolidated statement of financial position of OneApex Limited and its subsidiaries as at 30 September 2026 and the related condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statements of changes in equity and condensed consolidated statement of cash flows for the six months financial period and the full financial year ended 30 September 2026 and certain explanatory notes have not been audited or reviewed.

The Group's latest audited financial statements for the financial year ended 30 September 2025 were not subject to any adverse opinion, qualified opinion or disclaimer of opinion.

2. REVIEW OF THE FINANCIAL PERFORMANCE OF THE GROUP (FY2026 VS FY2025)

Review of Consolidated Statement of Comprehensive Income

Continuing Operations

The Group recorded revenue of approximately S$0.04 million in FY2026 as compared to approximately S$0.05 million in FY2025. The revenue generated during FY2026 relates to the management fees earned from the property management division. The decrease was mainly due to lower net profit generated by the hotel managed by the Group.

Other income decreased by approximately S$0.15 million from approximately S$0.24 million in FY2025 to approximately S$0.09 million in FY2026. The decrease was mainly due to decrease in interest income, driven by lower bank cash balances and interest rates.

Employee benefits expense decreased by approximately S$0.11 million, from approximately S$0.99 million in FY2025 to approximately S$0.88 million in FY2026. The decrease was mainly due to lower bonuses declared in FY2026.

Depreciation expenses remained relatively stable in FY2026 and FY2025 at approximately S$0.05 million.

Other operating expenses decreased by approximately S$0.09 million, from approximately S$0.58 million in FY2025 to approximately S$0.49 million FY2026. The decrease was mainly due to a decrease in professional fee expenses of approximately S$0.05 million and a decrease in the write-off of fixed assets amounting to approximately S$0.03 million.

Income tax expense decreased by approximately S$0.01 million, from approximately S$0.01 million in FY2025 to S$nil in FY2026, mainly due to the loss incurred by the Group in FY2026.

As a result of the above, the Group recorded a net loss after tax of approximately S$1.29 million in FY2026, as compared to a net loss after tax of approximately S$1.34 million in FY2025.

Discontinued Operations

Loss after tax from discontinued operations amounted to S$nil in FY2026 as compared to a loss of approximately S$0.03 million in FY2025, due to the discontinuation of the financial services business segment on 6 February 2025.

Review of Consolidated Balance Sheet

The Group's total assets decreased by approximately S$1.36 million, from approximately S$9.23 million as at 30 September 2025 to approximately S$7.87 million as at 30 September 2026. The Group's current assets as at 30 September 2026 stood at approximately S$7.71 million, which represents a decrease of approximately S$1.31 million from approximately S$9.02 million as at 30 September 2025.

The decrease in current assets was mainly due to a decrease in cash and cash equivalents of approximately S$1.30 million, mainly as a result of net cash outflow used in operating activities, amounting to approximately S$1.34 million. Please refer to the review of the statement of cash flows for the Group below for further details.

The Group's non-current assets decreased by approximately S$0.05 million, from approximately S$0.21 million as at 30 September 2025 to approximately S$0.16 million as at 30 September 2026. The decrease was mainly due to the depreciation of property, plant and equipment.

The Group's total liabilities decreased by approximately S$0.06 million, from approximately S$0.28 million as at 30 September 2025 to approximately S$0.22 million as at 30 September 2026, mainly due to the repayment of other current liabilities, comprising staff bonuses and professional fees.

The Group's non-current liabilities remained relatively unchanged at approximately S$0.01 million as at 30 September 2026 and 30 September 2025.

The Group maintained a positive working capital of approximately S$7.50 million as at 30 September 2026.

Review of the Statement of Cash Flows for the Group

Overall, cash and cash equivalents decreased by approximately S$1.30 million, from approximately S$6.44 million as at 30 September 2025 to approximately S$5.14 million as at 30 September 2026, mainly due to net cash flows used in operating activities of approximately S$1.34 million, which was partially offset by net cash flows generated from investing activities amounting to approximately S$0.05 million.

The Group recorded net cash flows used in operating activities of approximately S$1.35 million in FY2026 as compared to net cash flows generated from operating activities of approximately S$2.57 million in FY2025. The substantial decrease was mainly attributed to the absence of positive working capital changes in FY2026, which was partially offset by the income tax paid in FY2025 which is non-recurring in current financial year.

Net cash flows generated from investing activities amounted to approximately S$0.05 million in FY2026 as compared to net cash flows used in investing activities of approximately S$2.40 million in FY2025. The improvement was mainly attributable to a decrease in purchase of property, plant and equipment in FY2026, the absence in FY2026 of the net cash outflow arising from the one-off Disposal in FY2025 and the

absence in FY2026 of the cash outflow arising from the capital reduction exercise conducted by a subsidiary in FY2025, which was partially offset by a decrease in interest received.

Net cash flows used in financing activities amounted to approximately S$3,000 in FY2026 as compared to net cash used in financing activities of approximately S$8.03 million in FY2025. Net cash flows used in financing activities of approximately S$8.0 million was mainly due to the payment of dividends for FY2025 amounting to approximately S$8.03 million. There were no such payments in FY2026.

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

No forecast or prospect statement has been previously disclosed.

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 reporting period and the next 12 months

Based on the Ministry of Trade and Industry's ("**MTI**") issued on 14 October 2026, the Singapore economy grew by 5.4 per cent on a year-on year basis in the third quarter of 2026, moderating from the 6.2 per cent growth in the previous quarter. On a quarter-on-quarter seasonally-adjusted basis, the economy expanded by 1.1 per cent, easing from the 1.5 per cent growth in the second quarter.

The Group currently has one property project, Apex Foodworks, which had obtained its TOP in May 2024 and the Certificate of Statutory Completion (CSC) which was obtained in February 2025. Apex Foodworks was launched for sale in March 2023 and has achieved 23 units out of 24 units sold till date, with a gross sales value of S$76.2 million achieved. The Group has recognised the full revenue of the 23 units sold upon the project obtaining the TOP in May 2024. The Group will be looking to sell its remaining unit in Apex Foodworks in the next financial year.

In addition, the Group will remain proactive and will continue to monitor the property market for any suitable acquisition and/or investment opportunities that are capable of providing acceptable risk-adjusted returns. The Group is continually evaluating projects, and continues to participate in, land tenders (commercial) when appropriate opportunities arise.

The Group also continues to explore opportunities to develop recurring income streams, including through property and/or construction management.

5. Dividend

If a decision regarding dividend has been made:-

(a) Whether an interim (final) ordinary dividend has been declared (recommended); and

No.

(b) (i) Amount per share (cents)

Not applicable.

(ii) Previous corresponding period (cents)

Not applicable.

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

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 p.m.) will be registered before entitlements to the dividend are determined.

Not applicable.

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

No dividend has been declared or recommended for FY2026 as the Group had recorded a net loss after tax and the Company has deemed it necessary to retain cash to support the Group's future growth.

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

Not applicable.

8. 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.

The Company had obtained a general mandate from its shareholders on 30 January 2026 for certain recurring interested person transactions pursuant to Rule 920 of the SGX-ST Listing Manual Section B: Rules of Catalist ("**Catalist Rules**") as described in the Company's circular to shareholders dated 15 January 2026.

There were no interested person transactions above S$100,000 entered in FY2026 and accordingly, the disclosure under Rule 907 of the Catalist Rules is not applicable here.

9. Breakdown of sales

	FY2026 Unaudited	FY2025 Audited	Increase/ (decrease)
	S$'000	S$'000	%
Continuing operations			
Sales reported for the first half year	20	21	(5)
Sales reported for the second half year	26	29	(10)
Operating loss after tax before deducting non-controlling interests reported for first half year	(639)	(603)	6
Operating loss after tax before deducting non-controlling interests reported for second half year	(655)	(737)	(11)
Discontinued operations			
Sales reported for the first half year	–	602	(100)
Sales reported for the second half year	–	–	NM
Operating loss after tax before deducting non-controlling interests reported for first half year	–	(25)	(100)
Operating loss after tax before deducting non-controlling interests reported for second half year	–	–	NM

10. 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 paragraph 2 under the section entitled "Other information required by Catalist Rules Appendix 7C" section of this announcement for the review of the performance of the Group.

11. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1).

The Company confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7H) pursuant to Rule 720(1) of the Catalist Rules.

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

As at the date of this announcement, there is no person occupying a managerial position who is a relative of a director or chief executive officer or substantial shareholder.

Notwithstanding the above, the Company wishes to disclose that Mr Tan Theng Hong, Amos, ("**Amos**") who is a controlling shareholder of the Company and the brother of the Executive Director and Chief Executive Officer of the Company, Mr Tan Pei Hong, Alex, as well as the brother of the Non-Independent Non-Executive Director of the Company, Ms. Tan Shuhui Eileen, is also an employee of the Company as a Business Development Manager. Notwithstanding his designation, the Company confirms that Amos does not head or manage a department or division in the Company. Amos is only responsible for sourcing opportunities and carrying out business development activities.

13. Disclosure of acquisitions (including incorporations) and realisations of shares since the end of the previous reporting period pursuant to Rule 706A of the Catalist Rules

There were no such acquisitions or realisations which took place during 2HY2026.

By Order of the Board
Tan Pei Hong, Alex
Executive Director and Chief Executive Officer
25 November 2026