

**CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS FINANCIAL
PERIOD ENDED 31 MARCH (“1HY”) 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.*

The contact person for the Sponsor is Mr Andrew Leo, Chief Executive Officer, 7 Temasek Boulevard, #04-02 Suntec Tower 1, Singapore 038987, telephone (65) 6950 2181.



ONEAPEX

Condensed interim consolidated income statement for the six months financial period ended 31 March 2026

	Notes	1HY2026 Unaudited S\$'000	1HY2025 Unaudited S\$'000	Increase/ (Decrease) %
Continuing Operations				
Revenue	4	26	21	24
Other income		47	216	(78)
Employee benefits expense		(430)	(465)	(8)
Depreciation expense		(27)	(27)	-
Other operating expenses		(255)	(347)	(27)
Loss before tax from continuing operations	6	(639) ⁽²⁾	(603) ⁽²⁾	6
Income tax expense	7	-	-	NM
Loss for the period from continuing operations, net of tax		(639)	(603)	6
Discontinued operations				
Loss for the period from discontinued operations		-	(60)	(100)
Gain on sale of discontinued operations		-	35	(100)
Loss for the period		(639)	(627) ⁽²⁾	(2)
Other comprehensive income for the financial period, net of tax				
		-	-	-
Total comprehensive loss for the financial period				
		(639)	(627)	2
Loss attributable to:				
Owners of the company				
Loss from continuing operations, net of tax		(623)	(623)	-
Profit/(loss) from discontinued operations, net of tax		-	5	(100)
		(623)	(618)	(1)
Non-controlling interests				
Profit/(loss) from continuing operations, net of tax		(15)	21	NM
Loss from discontinued operations, net of tax		-	(30)	100
		(15)	(9)	67
Comprehensive Loss attributable to:				
Owners of the company				
Loss from continuing operations, net of tax		(623)	(623)	-
Profit/(loss) from discontinued operations, net of tax		-	5	(100)
		(623)	(618)	1
Non-controlling interests				
Profit/(loss) from continuing operations, net of tax		(15)	21	NM
Loss from discontinued operations, net of tax		-	(30)	(100)
		(15)	(9)	67
Basic and diluted loss per share (cents)⁽¹⁾				
		(0.7)	(0.7)	-



ONEAPEX

Notes:

⁽¹⁾ The basic and diluted loss per share were computed based on the loss attributable to the owners of the Company, net of tax, divided by the weighted average number of ordinary shares in issue in the Company of 84,498,000 shares for both 1HY2026 and 1HY2025.

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

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

⁽³⁾ NM denotes not meaningful.



Condensed interim consolidated balance sheet

Statement of Financial Position		Group		Company	
		As at 31 March 2026 Unaudited S\$'000	As at 30 September 2025 Audited S\$'000	As at 31 March 2026 Unaudited S\$'000	As at 30 September 2025 Audited S\$'000
ASSETS					
Non-current assets					
Property, plant and equipment	9	183	208	15	18
Investment in subsidiaries		–	–	1,570	1,570
Total non-current assets		183	208	1,585	1,588
Current assets					
Cash and cash equivalents		5,708	6,438	5,595	6,342
Completed property	10	2,519	2,519	–	–
Trade receivables		–	15	149	137
Other receivables		74	44	90	32
Total current assets		8,301	9,017⁽¹⁾	5,834	6,510⁽¹⁾
Total assets		8,483⁽¹⁾	9,225	7,419	8,098
LIABILITIES AND EQUITY					
Current liabilities					
Other liabilities		166	268	432	630
Lease liabilities		3	3	3	3
Total current liabilities		169	270⁽¹⁾	434⁽¹⁾	633
Non-current liabilities					
Lease liabilities		10	11	10	11
Total non-current liabilities		10	11	10	11
Total liabilities		179	281	444	644
Capital, reserves and non-controlling interests					
Share capital	12	13,292	13,292	13,292	13,292
(Accumulated losses)/ retained earnings		(6,373)	(5,749)	(6,317)	(5,838)
Equity attributable to owners of the Company		6,919	7,543	6,975	7,454
Non-controlling interests		1,385	1,401	–	–
Total equity		8,305⁽¹⁾	8,943⁽¹⁾	6,975	7,454
Total liabilities and equity		8,483⁽¹⁾	9,225⁽¹⁾	7,419⁽¹⁾	8,098

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



ONEAPEX

Condensed interim statements of changes in equity

	Share capital S\$'000	Retained earnings/ (accumulated losses) S\$'000	Attributable to owners of the Company S\$'000	Non-controlling interests S\$'000	Total S\$'000
Group (Unaudited)					
Balance at 1 October 2025	13,292	(5,749)	7,543	1,401	8,943 ⁽¹⁾
Total comprehensive loss for the period					
Loss for the period	–	(623)	(623)	(15)	(638)
Other comprehensive income for the period	–	–	–	–	–
Total	–	(623)	(623)	(15)	(638)
Balance at 31 March 2026	13,292	(6,373)⁽¹⁾	6,919⁽¹⁾	1,385⁽¹⁾	8,305⁽¹⁾
Group (Unaudited)					
Balance at 1 October 2024	13,292	3,573	16,865	3,820	20,685
Total comprehensive loss for the period					
Loss for the period	–	(618)	(618)	(9)	(627)
Final Dividends paid ⁽²⁾	–	(8,027)	(8,027)	–	(8,027)
Disposal of subsidiaries	–	–	–	(350)	(350)
Other comprehensive income for the period	–	–	–	–	–
Total	–	(8,646) ⁽¹⁾	(8,646) ⁽¹⁾	(359)	(9,004) ⁽¹⁾
Balance at 31 March 2025	13,292	(5,073)	8,219	3,461	11,680⁽¹⁾

	Share capital S\$'000	Retained earnings/ (accumulated losses) S\$'000	Total S\$'000
Company (Unaudited)			
Balance at 1 October 2025	13,292	(5,838)	7,454
Loss for the period, representing total comprehensive loss for the year	–	(479)	(479)
Balance at 31 March 2026	13,292	(6,317)	6,975
Company (Unaudited)			
Balance at 1 October 2024	13,292	3,907	17,199
Final Dividends paid ⁽²⁾	–	(8,027)	(8,027)
Loss for the period, representing total comprehensive loss for the period	–	(709)	(709)
Balance at 31 March 2025	13,292	(4,829)	8,463

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

⁽²⁾ The ordinary dividend and special dividend (collectively, the “**Final Dividends**”) declared in respect of the financial year ended 30 September 2024 (“**FY2024**”) were paid out of the Group’s total comprehensive income for the FY2024.



ONEAPEX

Condensed Interim Consolidated Statement of Cash Flows

	Notes	1HY2026 Unaudited S\$'000	1HY2025 Unaudited S\$'000
Operating activities			
Loss before income tax from continuing operations		(639)	(603)
Loss before income tax from discontinued operations		–	(25)
		(639)	(627) ⁽¹⁾
Adjustments for:			
Interest income		(30)	(130)
Depreciation of property, plant and equipment		27	27
Property, plant and equipment written off		–	63
Gain on disposal of subsidiary companies		–	(35)
Operating cash flows before changes in working capital		(642)	(702)
Trade receivables		15	174
Other receivables		(30)	(1,567)
Other liabilities		(101)	746
Cash flows from operations		(757) ⁽¹⁾	(1,349)
Income tax paid		–	(1,239)
Net cash flows (used in)/ generated from operating activities		(757)⁽¹⁾	(2,588)
Investing activities			
Purchases of property, plant and equipment		(1)	(191)
Interest received		30	130
Net cash outflow from disposal of subsidiary companies		–	(313)
Net cash flows (used in)/ generated from investing activities		28⁽¹⁾	(374)
Financing activities			
Repayment of principal portion of lease liabilities		(1)	(17)
Final dividends paid		–	(8,027)
Net cash flows used in financing activities		(1)	(8,044)
Net decrease in cash and cash equivalents		(731) ⁽¹⁾	(11,007) ⁽¹⁾
Cash and cash equivalents at beginning of the period		6,438	14,314
Cash and cash equivalents at end of the period		5,708⁽¹⁾	3,307

⁽¹⁾ 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 its 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 ended 31 March 2026 comprise of the Company and its subsidiaries (collectively, the “**Group**”).

The principal activity of the Company is that of investment holding. As of the date of this announcement, 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 ended 31 March 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 annual financial statements for the year ended 30 September 2025.

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 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 1HY2026.

The Group has not yet early adopted any standards, interpretations or amendments that have been issued but are 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 affected asset or liability in 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 completed properties as at 31 March 2026 was S\$2,518,984 (30 September 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 results of the operating segments 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 are as follows:

- (a) Financial services (discontinued since 6 February 2025)
- (b) Property management
- (c) Property development
- (d) 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

1HY2026 (Unaudited) (\$'000)	Property Development	Property Management	Property Investment	Total
REVENUE				
External revenue	–	26	–	26
RESULT				
Segment result	(31)	(129)	–	(160)
Unallocated other income	–	–	–	37
Unallocated corporate expenses	–	–	–	(516)
Loss before income tax				(639)
SEGMENT ASSETS				
Segment assets	2,567	266	–	2,833
Unallocated corporate assets				5,650
Total assets				8,483
SEGMENT LIABILITIES				
Segment liabilities	21	13	–	35 ⁽¹⁾
Unallocated corporate liabilities				144
Total liabilities				179

1HY2025 (Unaudited) (\$'000)	Property Development	Property Management	Property Investment	Total
REVENUE				
External revenue	–	21	–	21
RESULT				
Segment result	41	(186)	–	(145)
Unallocated other income	–	–	–	144
Unallocated corporate expenses	–	–	–	(602)
Loss before income tax				(603)
SEGMENT ASSETS				
Segment assets	11,190	324	–	11,514
Unallocated corporate assets				2,294
Total assets				13,808
SEGMENT LIABILITIES				
Segment liabilities	1,955	30	–	1,985
Unallocated corporate liabilities				143
Total liabilities				2,128

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

1HY2026 (Unaudited) (\$\$'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		–

1HY2025 (Unaudited) (\$\$'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	2,378
Unallocated corporate assets	–	–
Total assets		2,378
SEGMENT LIABILITIES		
Segment liabilities	1,663	1,663
Unallocated corporate liabilities	–	–
Total liabilities		1,633

4.2 DISAGGREGATION OF REVENUE

CONTINUING OPERATIONS

1HY2026 (Unaudited) (\$'000)	Property Development	Property Management	Property Investment	Total
Types of goods or services				
Rendering of services	-	26	-	26
Total Revenue	-	26	-	26
Types of goods or services				
Point in time	-	26	-	26
Over time	-	-	-	-
Total Revenue	-	26	-	26
Geographical information				
Singapore	-	26	-	26

1HY2025 (Unaudited) (\$'000)	Property Development	Property Management	Property Investment	Total
Types of goods or services				
Rendering of services	-	21	-	21
Total Revenue	-	21	-	21
Types of goods or services				
Point in time	-	21	-	21
Over time	-	-	-	-
Total Revenue	-	21	-	21
Geographical information				
Singapore	-	21	-	21



4.2 DISAGGREGATION OF REVENUE (CONT'D)

DISCONTINUED OPERATIONS

1HY2026 (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	-	-

1HY2025 (Unaudited) (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

**5. FINANCIAL ASSETS AND FINANCIAL LIABILITIES**

Set out below is an overview of the financial assets and financial liabilities of the Group and Company as at 31 March 2026 and 30 September 2025:

	Group As at		Company As at	
	31 March 2026 S\$'000 Unaudited	30 September 2025 S\$'000 Audited	31 March 2026 S\$'000 Unaudited	30 September 2025 S\$'000 Audited
Financial assets				
<i>At amortised cost</i>				
Cash and cash equivalents	5,708	6,438	5,595	6,342
Trade receivables	–	15	149	137
Other receivables	74	14	90	10
Total	5,782	6,468 ⁽¹⁾	5,834	6,488 ⁽¹⁾
Financial liabilities				
<i>At amortised cost</i>				
Other payables	166	268	432	630
Lease liabilities	12 ⁽²⁾	14	12 ⁽²⁾	14
Total	178	281 ⁽¹⁾	444	644

Notes:

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

⁽²⁾ As a result of rounding differences, numbers or percentages may not add up to the summation on the balance sheet.



6. LOSS BEFORE INCOME TAX

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

Significant Items	Group	
	1HY2026 S\$'000 Unaudited	1HY2025 S\$'000 Unaudited
Income		
Government grants	(8)	(12)
Interest income	(30)	(123)
Others	(10)	(80)
Expenses		
Directors' fee	78	78
Depreciation of property, plant and equipment	27	27
Total employee benefits expense	430	465
Audit fees:		
- auditors of the company	29	29
- other auditors	-	-
Non audit fees		
- auditors of the company	8	8
- other auditors	9	9

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:

	1HY2026 Unaudited S\$'000	1HY2025 Unaudited S\$'000
Current tax expense	-	-
Deferred tax expense	-	-
	-	-

**8. NET ASSET VALUE PER ORDINARY SHARE**

	Group		Company	
	As at		As at	
	31 March	30	31 March	30
	2026	September	2026	September
	Unaudited	2025	Unaudited	2025
		Audited		Audited
Net asset value ⁽¹⁾ per ordinary share based on total number of issued shares excluding treasury shares (Singapore cents)	8.19	8.93	8.25	8.82
Number of ordinary shares in issue	84,498,000	84,498,000	84,498,000	84,498,000

Note:

⁽¹⁾ Net asset value attributable to owners of the Company.

9. PROPERTY, PLANT AND EQUIPMENT ("PPE")

During 1HY2026, the Group acquired PPE assets amounting to S\$1,345 (1HY2025: S\$191,456), that was fully paid by in cash. During 1HY2026, the Group wrote-off PPE assets amounting to S\$nil (1HY2025: S\$nil).

10. COMPLETED PROPERTY

	Group	
	1HY2026	FY2025
	S\$'000	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 selling price of its completed property and is of the view that no allowance for net realisable value is required as at 31 March 2026. The completed property as at 31 March 2026 is attributable to the remaining unsold unit in Apex Foodworks.

12. SHARE CAPITAL

There was no change in the Company's share capital since 30 September 2025. The issued and paid-up capital of the Company as at 31 March 2026 and 30 September 2025 were S\$13,292,106, comprising of 84,498,000 shares.

There were no outstanding options, convertibles, treasury shares or subsidiary holdings as at 31 March 2026 and 31 March 2025. The total number of issued shares excluding treasury shares and subsidiary holdings as at 31 March 2026 and 31 March 2025 was 84,498,000 shares.

The total number of issued shares excluding treasury shares as at 31 March 2026 and 30 September 2025 was 84,498,000 shares. There were no treasury shares as at 31 March 2026 and 30 September 2025.

13. RELATED PARTY TRANSACTIONS

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

14. SUBSEQUENT EVENTS

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

**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 31 March 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 ended 31 March 2026 and certain explanatory notes have not been audited or reviewed by the auditors of the Company.

2. REVIEW OF THE FINANCIAL PERFORMANCE OF THE GROUP (1HY2026 VS 1HY2025)**Review of Consolidated Statement of Comprehensive Income****Continuing Operations:**

The Group recorded revenue of approximately S\$0.03 million in 1HY2026 as compared to approximately S\$0.02 million in 1HY2025. The revenue generated mainly relates to the management fees earned from the property management division.

Other income decreased by approximately S\$0.17 million, from approximately S\$0.22 million in 1HY2025 to approximately S\$0.05 million in 1HY2026. The decrease is mainly due to lower interest income as well as a refund of property tax in 1HY2025, with no corresponding refund in 1HY2026.

Employee benefits expense remained relatively stable in 1HY2026 at approximately S\$0.43 million as compared to approximately S\$0.46 million in 1HY2025, representing a slight decrease of approximately S\$0.03 million.

Depreciation expense remained stable at approximately S\$0.27 million in both 1HY2026 and 1HY2025.

Other operating expenses decreased by approximately S\$0.09 million, from approximately S\$0.35 million in 1HY2025 to approximately S\$0.26 million in 1HY2026. The decrease is mainly due to the absence of write-off of fixed assets and professional fees incurred in relation to the disposal of subsidiary companies, both of which were incurred in 1HY2025.

As a result of the above, the Group recorded a net loss of approximately S\$0.64 million in 1HY2026 as compared to a net loss from of approximately S\$0.63 million in 1HY2025. No income tax expense was incurred in 1HY2025 and 1HY2026 as a result of the losses.

Discontinued operations:

Loss after tax from discontinued operations amounted to approximately \$nil in 1HY2026 as compared to a loss after tax of approximately \$0.06 million in 1HY2025 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\$0.74 million, from approximately S\$9.23 million as at 30 September 2025 to approximately S\$8.48 million as at 31 March 2026. The Group's current assets as at 31 March 2026 stood at approximately S\$8.30 million, which represents a decrease of approximately S\$0.72 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 of approximately S\$0.73 million as a result of net cash outflow used in operating activities amounting to approximately S\$0.76 million.



The Group's non-current assets stood at approximately S\$0.18 million as at 31 March 2026 as compared approximately S\$0.21 million as at 30 September 2025. The decrease was mainly due to depreciation on property, plant and equipment.

The Group's total liabilities decreased by approximately S\$0.10 million, from approximately S\$0.28 million as at 30 September 2025 to approximately S\$0.18 million as at 31 March 2026, mainly due to the repayment of other current liabilities, comprising of staff bonuses and professional fees like audit fees amounting to approximately S\$0.10 million. The Group's non-current liabilities remained relatively unchanged at approximately S\$0.01 million as at 31 March 2026 and 30 September 2025.

The Group maintained a positive working capital of approximately S\$8.13 million as at 31 March 2026.

Review of Consolidated Statement of Cash Flows

Overall, cash and cash equivalents decreased by approximately S\$0.73 million from approximately S\$6.44 million as at 30 September 2025 to approximately S\$5.71 million as at 31 March 2026, mainly due to net cash flows used in operating activities of approximately S\$0.76 million, which was partially offset by net cash flows generated from investing activities amounting to approximately S\$0.03 million.

Net cash flows used in operating activities amounted to approximately S\$0.76 million in 1HY2026 mainly due to operating expenses, as compared to net cash flows used in operating activities amounted to approximately S\$2.59 million in 1HY2025. The decrease is mainly due to i) income tax paid amounting to approximately S\$1.24 million and ii) loss after taxes and changes in working capital amounting to S\$1.35 million. The decrease in net cash outflows is mainly due to reduction in working capital changes and the absence of income taxes in 1HY2026.

Net cash flows generated from investing activities amounted to approximately S\$0.03 million in 1HY2026, mainly due to interest income amounting to approximately S\$0.03 million.

There are no material net cash flows used in or generated from financing activities in 1HY2025, as compared to a net cash outflow in 1HY2025 amounting to S\$8.0 million mainly due to payment of dividends.

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") advance estimates issued on 14 April 2026, the Singapore economy grew by 4.6 per cent on a year-on-year basis in the first quarter of 2026, moderating from the 5.7 per cent growth in the previous quarter. On a quarter-on-quarter seasonally-adjusted basis, the economy contracted by 0.3 per cent, a reversal from the 1.3 per cent expansion in the fourth quarter of 2025.

The Group currently has one property project, Apex Foodworks, which had obtained its Temporary Occupation Permit ("TOP") in May 2024. Apex Foodworks was launched for sale in March 2022 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 had recognised the full revenue of the 23 units sold upon the project obtaining the TOP in May 2024.



Looking ahead, the Group will remain proactive in monitoring the property market for suitable acquisition and investment opportunities, while continuing efforts to secure the sale of the remaining unit at Apex Foodworks. The Group also actively participates, and will continue to do so, in commercial land tenders as and when appropriate opportunities arise.

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. No dividend has been declared or recommended for the corresponding period for the immediately preceding financial year.

(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 as the Group had recorded a net loss after tax for 1HY2026 and the Company has deemed it necessary to retain the cash in the Group for its future growth.

7. 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 Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalyst (“**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 1HY2026 and accordingly, the disclosure under Rule 907 of the Catalyst Rules is not applicable here.



8. 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.

9. 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 Chairman 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.

10. Negative confirmation by the Board of Directors of the Company pursuant to Catalist Rule 705(5).

On behalf of the Board of Directors of the Company, we, the undersigned, hereby confirm to the best of our knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the financial statements for the six months financial period ended 31 March 2026 to be false or misleading in any material aspect.

11. 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 1HY2026.

By Order of the Board
OneApex Limited

Tan Pei Hong, Alex
Executive Director and Chief Executive Officer

Low Chin Parn, Eric
Independent Non-Executive Chairman

13 May 2026