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SING INVESTMENTS & FINANCE LIMITED

FIRST HALF ANNOUNCEMENT

Condensed Interim Financial Statements for Six Months ended 30 June 2026

SingFinance
SING INVESTMENTS & FINANCE LIMITED

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1. Performance Review

	1st Half 2026	1st Half 2025	+/(-)	2nd Half 2025	+/(-)
	$'000	$'000	%	$'000	%
Group					
Summary Statement of P&L & OCI [1]					
Interest income and hiring charges	**60,760**	73,057	(17)	67,099	(9)
Interest expense	**(19,157)**	(37,443)	(49)	(27,432)	(30)
Net interest income and hiring charges	**41,603**	35,614	17	39,667	5
Non-interest income	**4,611**	5,182	(11)	5,117	(10)
Total income	**46,214**	40,796	13	44,784	3
Operating expenses	**(15,805)**	(14,914)	6	(15,286)	3
Profit from operations before allowances	**30,409**	25,882	17	29,498	3
(Allowances for credit losses)/Write back of allowances	**(82)**	255	NM	(4,787)	(98)
Profit before income tax	**30,327**	26,137	16	24,711	23
Income tax expense	**(5,154)**	(4,441)	16	(4,084)	26
Profit after tax	**25,173**	21,696	16	20,627	22
Other comprehensive income	**2,373**	7,838	(70)	940	152
Total comprehensive income	**27,546**	29,534	(7)	21,567	28
	30-Jun-26	**30-Jun-25**		**31-Dec-25**	
Selected Balance Sheet Items					
Total equity	**505,946**	474,566	7	496,133	2
Total assets	**3,772,159**	3,488,917	8	3,495,765	8
Loans and advances	**2,893,212**	2,634,956	10	2,787,089	4
Customer deposits	**3,233,592**	2,962,290	9	2,958,141	9
	%	%		%	
Key Financial Ratios					
Net interest margin	**2.44**	2.15		2.38	
Non-interest income to total income	**10.0**	12.7		11.4	
Cost to income ratio	**34.2**	36.6		34.1	
Loans to deposits ratio [2]	**89.5**	88.9		94.2	
Non-performing loans ratio [2]	**0.3**	0.2		0.4	
Return on Equity [2,3]	**10.0**	9.1		8.3	
Return on Assets [2,3]	**1.3**	1.2		1.2	
Capital Adequacy Ratio	**14.4**	14.9		15.2	
Per Ordinary Share					
Annualised basic/diluted earnings per share (cents) [3]	**21.47**	18.35		17.45	
Net asset value per share ($) [2]	**2.14**	2.01		2.10	

(1) Summary Statement of Profit or Loss and Other Comprehensive Income.
(2) The ratios are computed based on the balances at balance sheet dates.
(3) The returns and earnings are computed on an annualised basis.

NM: Not meaningful

1. Performance Review (continued)

1H 2026 vs 1H 2025

In the first half ("1H") of 2026, the Group achieved a record net profit of $25.2 million, 16% higher than the previous record achieved in the same period last year. The performance was underpinned by strong net interest income ("NII") which grew by 17% to $41.6 million, setting a new high. Non-interest income eased by 11% from the record set in 1H 2025 to $4.6 million. Operating cost rose by 6% to $15.8 million while $0.1 million of additional credit allowances was provided in 1H 2026.

The strong growth of NII was driven by a 29-basis points expansion in net interest margin ("NIM") to 2.44% and a 10% year-on-year growth in customer loans. Amid a softer interest rate environment since 1H 2025, both loan yields and costs of deposit declined, with deposit costs falling faster than loan yields.

Higher NII was partially offset by an easing in non-interest income. Fees and commissions declined to $2.2 million, from the record $2.9 million posted in 1H 2025, while rental income rose by 4% to $2.1 million. Total income continued to grow, reaching a record high of $46.2 million, up 13% from the same period last year.

Operating costs rose by 6% to $15.8 million, as higher staff costs were partially mitigated by a decline in other operating costs. Cost to income ratio improved by 2.4% points to 34.2%.

Asset quality remained robust despite continued loan growth, with customer loans expanding by 10% year-on-year to $2.89 billion. Non-performing loan ratio stood at 0.3%, with adequate credit allowances in place to cover expected losses.

Liquidity stayed ample, as our loans to deposits ratio was maintained at 89.5%, largely unchanged from a year ago.

Other comprehensive income of $2.4 million was primarily attributed to fair-value gains in both the equity investments and bond portfolio. The bond portfolio comprises Singapore Government Securities and MAS Bills held for regulatory purposes.

1H 2026 vs 2H 2025

The Group reported a record net profit of $25.2 million, exceeding the preceding six months by 22%. Total income grew by 3% to a record $46.2 million, boosted by 5% growth in NII. Non-interest income declined by 10% to $4.6 million. Operating cost rose by 3%, driven mainly by higher staff-related expenses. Additional credit allowances of $0.1 million were set aside, compared with $4.8 million provision made in 2H 2025.

Customer loans grew by 4% to $2.89 billion in a highly competitive market environment. Asset quality remained strong with non-performing loans ratio improving slightly to 0.3% from 0.4%. The Group continued to maintain adequate credit allowances for its credit exposures and will remain vigilant in managing its risks amidst global economic and geopolitical uncertainties.

Cost to income ratio was held steady at around 34.2%.

Liquidity remained adequate as loans to deposits ratio declined to 89.5% from 94.2%. Capital adequacy ratio remained healthy at 14.4%, compared with 15.2% as at 31 December 2025 as more capital was deployed to support loan growth. The Group will continue to maintain a strong capital position to cushion against potential losses amidst heightened uncertainties and to pursue future growth opportunities.

2. Audit or Review

The condensed financial statements of Sing Investments & Finance Ltd ("the Company") and its subsidiary (collectively, the "Group"), which comprise the condensed consolidated statement of financial position of the Group and the condensed statement of financial position of the Company as at 30 June 2026, the condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows of the Group and the condensed statement of changes in equity of the Company for the six months period then ended and the explanatory notes have not been audited or reviewed.

3. Significant Trends and Competitive Conditions in the Industry

In the first half of 2026, global markets remained volatile amid rising geopolitical tensions. The conflict in the Middle East disrupted energy supply and global trade. The Monetary Authority of Singapore ("MAS") noted in its April 2026 Macroeconomic Review that ongoing supply shocks caused by geopolitical conflicts, especially in energy markets, are likely to raise costs across sectors and will weigh on economic activity and business profitability. As a net energy importer, Singapore is exposed to such external shocks, although this may be partly offset by the continued strength in global technology investment and domestic infrastructure spending.

Against this backdrop, the Singapore's economy continued to expand in the second quarter ("2Q") of 2026, with gross domestic product ("GDP") growing by about 5.7% year-on-year, following the 6.3% growth registered in 1Q, based on the advance estimates of the Ministry of Trade and Industry ("MTI"). The growth was supported by resilient manufacturing and services activity linked to the global electronics and investment cycle. On a quarter-on-quarter seasonally adjusted basis, the GDP expanded by 1.1% in 2Q, extending the 1.3% growth achieved in the preceding quarter. While noting downside risks have increased due to geopolitical developments and external demand uncertainties, the MTI maintained its full-year 2026 GDP growth forecast at 2% to 4%.

Inflation in Singapore edged up slightly to 1.9% year-on-year in June 2026 after remaining unchanged at 1.8% for the past 3 months. Inflationary pressures have re-emerged due to higher imported and energy costs that are passing through to the economy gradually. In its July 2026 Monetary Policy Statement, the MAS projected inflation for 2026 to be 1.5% to 2.5% and modestly increased the rate of appreciation of the Singapore dollar nominal effective exchange rate policy band to contain inflation and maintain price stability.

In line with inflationary pressure, the Singapore interest rates are generally expected to trend upwards, potentially leading to higher funding costs and lower net interest margin if the loan market stays competitive for the remainder of 2026.

Overall, while the Singapore's economic outlook demonstrates resilience, the outlook is subject to downside risks in the quarters ahead. Amid uncertainties, SingFinance will continue to adopt a cautious approach, managing risks prudently while maintaining strong capital and liquidity positions to support sustainable growth. With robust risk management and strong corporate governance, we aim to stay resilient and deliver sustainable returns to our shareholders.

4. Dividends

No dividend has been recommended for the six months ended 30 June 2026 (1st Half 2025: Nil).

5. Other Information Required by SGX-ST Listing Rules Appendix 7.2

a) 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 issued to shareholders.

b) Changes in the Company's share capital arising from rights issue, bonus issue, share buy backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for other purpose since the end of the previous period reported on

There has been no change in the Company's share capital arising from the above issues since 31 December 2025.

As at the end of the financial period, there were no outstanding convertibles (31 December 2025: Nil).

c) Sales, transfers, cancellation and /or use of treasury shares as at the end of the financial period

During the financial period, there have been no sales, transfers, cancellation and/or use of treasury shares.

d) Shareholders' mandate for interested party transactions ("IPT")

The Group has not sought any shareholders' mandate for IPTs pursuant to Rule 920 of the SGX-ST Listing Manual.

e) SGX-ST Listing Rule 720 (1) – Procurement of undertakings to comply with listing rules from all directors and executive officers

Pursuant to Rule 720 (1) of the SGX-ST Listing Manual, the Company has procured undertakings to comply with the Exchange's listing rules from all its directors and executive officers.

f) Other Information

(i) Amount of any adjustment for under provision of tax in respect of prior years – Nil (1st Half 2025: Nil)

(ii) Amount of profits on any sale of investments - There has been no sale of investments during the financial period (1st Half 2025: Nil).

5. Other Information Required by SGX-ST Listing Rules Appendix 7.2 (continued)

g) 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)

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties and the year the position was first held	Details of changes in duties and position held, if any, during the year
Lee Sze Leong	67	Director/shareholder of F H Lee Holdings Pte Ltd (substantial shareholder) Brother of: • Lee Sze Siong (Deputy Managing Director & substantial shareholder) • Lee Sze Hao (substantial shareholder)	Managing Director/CEO Year appointed: 1997 Oversees the operations of the Company	Nil
Lee Sze Siong	64	Director/shareholder of F H Lee Holdings Pte Ltd (substantial shareholder) Brother of: • Lee Sze Leong (Managing Director/substantial shareholder) • Lee Sze Hao (substantial shareholder)	Deputy Managing Director Year appointed: 2010 Assists the Managing Director/CEO in overseeing the operations of the Company	Nil

By order of the Board of Directors

Lee Sze Leong
Managing Director
4 August 2026

Directors' Confirmation

The Directors confirm to the best of their knowledge that nothing has come to the attention of the Board of Directors which may render the condensed interim financial statements for the six months ended 30 June 2026 to be false or misleading in any material aspects.

On behalf of the Board of Directors

Lee Sze Leong
Managing Director
4 August 2026

Condensed Interim Consolidated Statement of Profit or Loss

	Note	Group		
		1st Half 2026	1st Half 2025	+/(-)
		$'000	$'000	%
Revenue				
Interest income and hiring charges	7	**60,760**	73,057	(17)
Interest expense	7	**(19,157)**	(37,443)	(49)
Net interest income and hiring charges		**41,603**	35,614	17
Fees and commissions		**2,193**	2,918	(25)
Dividends	7	**227**	228	(0)
Rental income from investment properties		**2,087**	2,003	4
Other income	7	**104**	33	215
Non-interest income		**4,611**	5,182	(11)
Income before operating expenses		**46,214**	40,796	13
Staff costs	7	**(11,679)**	(10,464)	12
Depreciation of property, plant and equipment		**(689)**	(767)	(10)
Depreciation of investment properties	17	**(275)**	(275)	0
Depreciation of right of use assets		**(14)**	(16)	(13)
Other operating expenses	7	**(3,148)**	(3,392)	(7)
Total operating expenses		**(15,805)**	(14,914)	6
Profit from operations before allowances		**30,409**	25,882	17
(Allowances for credit losses)/Write back of allowances	7	**(82)**	255	NM
Profit before income tax		**30,327**	26,137	16
Income tax expense	8	**(5,154)**	(4,441)	16
Profit for the period attributable to equity holders of the Company		**25,173**	21,696	16
Annualised earnings per share (cents)				
- Basic/Diluted	9	**21.47**	18.35	

NM: Not meaningful

Condensed Interim Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Group		
	1st Half 2026	1st Half 2025	+/(-)
	$'000	$'000	%
Profit for the period	**25,173**	21,696	16
Other comprehensive income			
Items that will not be reclassified subsequently to profit or loss			
Net change in fair value of equity investments at FVOCI held at the reporting date	**2,142**	(375)	NM
Income tax relating to items that will not be reclassified subsequently to profit or loss	**(364)**	64	NM
	1,778	(311)	NM
Items that may be reclassified subsequently to profit or loss			
Net change in fair value of debt investments at FVOCI held at the reporting date	**717**	9,818	(93)
Income tax relating to items that may be reclassified subsequently to profit or loss	**(122)**	(1,669)	(93)
	595	8,149	(93)
Other comprehensive income for the period - net of tax	**2,373**	7,838	(70)
Total comprehensive income for the period	**27,546**	29,534	(7)

FVOCI: Fair Value through Other Comprehensive Income
NM: Not meaningful

Condensed Interim Statements of Financial Position

		Group		Company	
	Note	**30 Jun 2026**	31 Dec 2025	**30 Jun 2026**	31 Dec 2025
		$'000	$'000	**$'000**	$'000
ASSETS					
Cash and deposits with banks and Monetary Authority of Singapore ("MAS")		**258,661**	123,173	**258,547**	123,082
Statutory deposits with the MAS		**86,774**	83,060	**86,774**	83,060
Singapore Government Securities and MAS Bills	12	**467,925**	437,651	**467,925**	437,651
Investment in equity securities	12	**10,091**	7,947	**9,801**	7,658
Loans and advances	15	**2,893,212**	2,787,089	**2,893,212**	2,787,089
Other receivables, deposits and prepayments		**7,859**	8,284	**7,859**	8,284
Subsidiary		**-**	-	**25**	25
Property, plant and equipment	16	**18,425**	19,074	**18,425**	19,074
Investment properties	17	**29,212**	29,487	**29,212**	29,487
Total assets		**3,772,159**	3,495,765	**3,771,780**	3,495,410
LIABILITIES AND EQUITY					
Deposits and balances of customers		**3,233,592**	2,958,141	**3,234,420**	2,958,964
Other liabilities		**20,503**	30,481	**19,946**	29,942
Borrowings from Enterprise Singapore (unsecured)	18	**514**	751	**514**	751
Provision for employee benefits		**212**	212	**212**	212
Current tax payable		**9,553**	8,694	**9,553**	8,694
Deferred tax liabilities		**1,839**	1,353	**1,800**	1,314
Total liabilities		**3,266,213**	2,999,632	**3,266,445**	2,999,877
Equity attributable to equity holders of the Company					
Share capital	19	**180,008**	180,008	**180,008**	180,008
Reserves	20	**325,938**	316,125	**325,327**	315,525
Total equity		**505,946**	496,133	**505,335**	495,533
Total liabilities and equity		**3,772,159**	3,495,765	**3,771,780**	3,495,410

Refer to Note 24 of the Condensed Interim Consolidated Financial Statements for off-balance sheet commitments.

Condensed Interim Statements of Changes in Equity

	Share capital	Statutory reserve	Regulatory Loss Allowance Reserve	Fair value reserve	Accumulated profits	Total
	$'000	$'000	$'000	$'000	$'000	$'000
Group						
2026						
Balance at 1 January 2026	**180,008**	**165,986**	**15,105**	**5,388**	**129,646**	**496,133**
Total comprehensive income for the period:						
Profit for the period	**-**	**-**	**-**	**-**	**25,173**	**25,173**
Other comprehensive income for the period - net	**-**	**-**	**-**	**2,373**	**-**	**2,373**
Total	**-**	**-**	**-**	**2,373**	**25,173**	**27,546**
Transfer to Regulatory Loss Allowance Reserve	**-**	**-**	**-**	**-**	**-**	**-**
Transfer from accumulated profits to statutory reserve	**-**	**-**	**-**	**-**	**-**	**-**
Transactions with owners, recognised directly in equity:						
Final one-tier tax exempt dividend paid for financial year 2025 of 7.5 cents per share	**-**	**-**	**-**	**-**	**(17,733)**	**(17,733)**
Balance at 30 June 2026	**180,008**	**165,986**	**15,105**	**7,761**	**137,086**	**505,946**
2025						
Balance at 1 January 2025	180,008	155,408	15,105	(3,390)	113,270	460,401
Total comprehensive income for the period:						
Profit for the period	-	-	-	-	21,696	21,696
Other comprehensive income for the period - net	-	-	-	7,838	-	7,838
Total	-	-	-	7,838	21,696	29,534
Transfer to Regulatory Loss Allowance Reserve	-	-	-	-	-	-
Transfer from accumulated profits to statutory reserve	-	-	-	-	-	-
Transactions with owners, recognised directly in equity:						
Final one-tier tax exempt dividend paid for financial year 2024 of 6.5 cents per share	-	-	-	-	(15,369)	(15,369)
Balance at 30 June 2025	180,008	155,408	15,105	4,448	119,597	474,566

Condensed Interim Statements of Changes in Equity

	Share capital	Statutory reserve	Regulatory Loss Allowance Reserve	Fair value reserve	Accumulated profits	Total
	$'000	$'000	$'000	$'000	$'000	$'000
Company						
2026						
Balance at 1 January 2026	**180,008**	**165,986**	**15,105**	**5,195**	**129,239**	**495,533**
Total comprehensive income for the period:						
Profit for the period	-	-	-	-	**25,162**	**25,162**
Other comprehensive income for the period - net	-	-	-	**2,373**	-	**2,373**
Total	-	-	-	**2,373**	**25,162**	**27,535**
Transfer to Regulatory Loss Allowance Reserve	-	-	-	-	-	-
Transfer from accumulated profits to statutory reserve	-	-	-	-	-	-
Transactions with owners, recognised directly in equity:						
Final one-tier tax exempt dividend paid for financial year 2025 of 7.5 cents per share	-	-	-	-	**(17,733)**	**(17,733)**
Balance at 30 June 2026	**180,008**	**165,986**	**15,105**	**7,568**	**136,668**	**505,335**
2025						
Balance at 1 January 2025	180,008	155,408	15,105	(3,542)	112,876	459,855
Total comprehensive income for the period:						
Profit for the period	-	-	-	-	21,684	21,684
Other comprehensive income for the period - net	-	-	-	7,828	-	7,828
Total	-	-	-	7,828	21,684	29,512
Transfer to Regulatory Loss Allowance Reserve	-	-	-	-	-	-
Transfer from accumulated profits to statutory reserve	-	-	-	-	-	-
Transactions with owners, recognised directly in equity:						
Final one-tier tax exempt dividend paid for financial year 2024 of 6.5 cents per share	-	-	-	-	(15,369)	(15,369)
Balance at 30 June 2025	180,008	155,408	15,105	4,286	119,191	473,998

Condensed Interim Consolidated Statement of Cash Flows

	Note	Group 1st Half 2026 $'000	 1st Half 2025 $'000
Operating activities			
Profit before income tax		**30,327**	26,137
Adjustments for:			
Impact of accrual of interest income		**471**	(1,955)
Impact of accrual of interest expense		**(6,248)**	(1,378)
Interest expense on lease liabilities		**1**	2
Depreciation of property, plant and equipment		**689**	767
Depreciation of investment properties	17	**275**	275
Depreciation of right of use assets		**14**	16
Allowances for credit losses on loans	7	**97**	(255)
Dividends	7	**(227)**	(228)
Operating cash flows before movements in working capital		**25,399**	23,381
Changes in working capital			
Deposits and balances of customers		**275,451**	34,522
Other liabilities		**(3,717)**	(3,147)
Borrowings from Enterprise Singapore		**(237)**	(317)
Statutory deposits with the MAS		**(3,714)**	456
Singapore Government Securities and MAS Bills		**(29,261)**	16,790
Loans and advances		**(106,220)**	34,081
Other assets		**(356)**	(599)
Cash generated from operating activities		**157,345**	105,167
Income tax paid		**(4,295)**	(3,773)
Net cash generated from operating activities		**153,050**	101,394
Investing activities			
Purchase of property, plant and equipment	16	**(40)**	(300)
Dividends received	7	**227**	228
Net cash generated from/(used in) investing activities		**187**	(72)
Financing activities			
Cash payments of lease liabilities		**(16)**	(16)
Dividend paid		**(17,733)**	(15,369)
Net cash used in financing activities		**(17,749)**	(15,385)
Net increase in cash and cash equivalents		**135,488**	85,937
Cash and cash equivalents at the beginning of the period		**123,173**	195,303
Cash and cash equivalents at the end of the period		**258,661**	281,240

Notes to the Condensed Interim Consolidated Financial Statements

1. Corporate Information

Sing Investments & Finance Limited (the "Company") is incorporated and domiciled in Singapore and is listed on the Mainboard of the Singapore Exchange. These condensed interim consolidated financial statements as at and for the six months ended 30 June 2026 cover the Company and its wholly owned subsidiary, Sing Investments & Finance Nominees (Pte.) Ltd, (collectively, the "Group"). The principal activities of the Company are those of a licensed finance company. The principal activities of the subsidiary are those of a nominee service company.

2. Basis of Preparation

The condensed interim financial statements for the six months ended 30 June 2026 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 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 and Company's financial positions and performance of the Group since the last annual financial statements for the year ended 31 December 2025.

The condensed interim financial statements have been prepared on a going concern basis under the historical cost convention except for financial assets classified as fair value through other comprehensive income.

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

The condensed interim consolidated financial statements of the Group and statement of financial position and statement of changes in equity of the Company for the six months ended 30 June 2026 were authorised for issue by the Board of Directors on 4 August 2026.

3. Accounting Policies, Adoption of New and Revised Standards

The accounting policies applied by the Group for these interim financial statements are the same as those applied in the previous financial year, which were prepared in accordance with SFRS(I), except for the adoption of the new and revised SFRS(I)s that are effective for the annual period beginning on 1 January 2026.

The adoption of these new/revised SFRS(I) pronouncements does not result in changes to the Group's and Company's accounting policies and has no material effect on the amounts reported for the current or prior period.

4. Critical Accounting Judgements and Estimates

In preparing the condensed interim financial statements, management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The 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.

Notes to the Condensed Interim Consolidated Financial Statements

4. Critical Accounting Judgements and Estimates (continued)

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2025.

Management is of the opinion that the application of judgement is not expected to have a significant effect on the amounts recognised in the financial statements, except as follows:

Significant increase of credit risk in the estimates of Expected Credit Loss ("ECL")

ECL is measured as an allowance equal to 12-month ECL for Stage 1 assets, or lifetime ECL for Stage 2 and Stage 3 assets. An asset moves to Stage 2 when its credit risk has increased significantly since initial recognition. SFRS(I) 9 does not define what constitutes a significant increase in credit risk.

In assessing whether the credit risk of an asset has significantly increased, the Group takes into account reasonable and supportable qualitative and quantitative factors and forward-looking information. The assessment of customer's risk of default continues to be performed holistically, taking into account the customer's ability to make payments based on the rescheduled payments and their creditworthiness in the long term.

Models and assumptions used

The Group uses credit rating models and assumptions in estimating ECL. Judgement is applied in identifying the most appropriate model for each type of asset, as well as for determining the assumptions used in the model, including post model adjustments and assumptions that relate to key drivers of credit risk.

Management is of the opinion that the key sources of estimation uncertainty is the calculation of loss allowances as discussed below:

Calculation of loss allowance

The following are key estimations that management has used in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

- Establishing the number and relative weightings of forward-looking scenarios for each type of product/customer segment and determining the forward-looking information relevant to each scenario: When measuring ECL, the Group uses reasonable and supportable forward-looking information, which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other.

- Probability of Default ("PD"): PD constitutes a key input in measuring ECL. PD is an estimate of the likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions and expectations of future conditions.

- Loss Given Default ("LGD"): LGD is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the Group would expect to receive, taking into account cash flows from collateral and integral credit enhancements.

Notes to the Condensed Interim Consolidated Financial Statements

5. Seasonal Operations

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

6. Segmented Revenue and Results for Business or Geographical Segments

Segment reporting is not required as the Group operates only in one segment. Its activities relate to financing business and related nominee services. All activities are carried out in the Republic of Singapore.

7. Profit before Income Tax

The following items have been included in arriving at profit for the period:

	Group	
	1st Half 2026	**1st Half 2025**
	$'000	**$'000**
Interest income and hiring charges		
Loans and advances and others measured at amortised cost	54,934	64,070
Cash and bank deposits at amortised cost	1,419	3,288
Singapore Government Securities and MAS Bills measured at FVOCI	4,407	5,699
	60,760	73,057
Interest expense		
Deposits and others	19,157	37,443
Dividends		
Equity investments	227	228
Other income		
Government grant	21	17
Others	83	16
	104	33
Staff costs		
Salaries and other benefits	10,579	9,521
Contributions to defined contribution plan	1,100	943
	11,679	10,464

Notes to the Condensed Interim Consolidated Financial Statements

7. Profit before Income Tax (continued)

	Group	
	1st Half 2026	1st Half 2025
	$'000	$'000
Other operating expenses		
Audit fees	125	116
Non-audit fees	26	25
Operating expenses on investment properties	438	410
Maintenance, utilities and property tax	1,004	1,207
Legal and professional fees	93	180
Commission expense	233	339
Directors' fees, insurance premium and others	1,229	1,115
	3,148	3,392
Total net loss allowance charge / (write back) to P&L		
Impaired asset (Stage 3)		
Bad debts recovered	(15)	(1)
Loans and advances	97	(254)
Total net charge / (write back) to P&L	82	(255)

8. Income Tax Expense

	Group	
	1st Half 2026	1st Half 2025
	$'000	$'000
Current tax expense		
Current period	5,154	4,441
Total income tax expense	5,154	4,441

Notes to the Condensed Interim Consolidated Financial Statements

9. Earnings Per Share

	Group	
	1st Half 2026	**1st Half 2025**
Basic and diluted earnings per share are based on:		
Net profit attributable to ordinary shareholders ($'000)	25,173	21,696
Number of ordinary shares ('000)	236,439	236,439
Annualised earnings per share (cents)	21.47	18.35

There were no potential dilutive ordinary shares for the period ended 30 June 2026 and 2025.

10. Related Company and Related Party Transactions

The related party transactions that have had a material effect on the financial position as at 30 June 2026 or the performance of the Group in the period then ended are the same as those disclosed in the Annual Report 2025. All related party transactions that have taken place in the period were similar in nature to those disclosed in the Annual Report 2025.

The transactions with directors of the Company and other related parties are as follows:

	Group and Company	
	30 Jun 2026	**31 Dec 2025**
	$'000	**$'000**
(a) Deposits	75,302	72,127

	1st Half 2026	**1st Half 2025**
	$'000	**$'000**
(b) Profit or loss transactions for the period:		
- Interest expenses on deposits	486	1,770
- Professional fee	-	2
- Rental income	141	195

Notes to the Condensed Interim Consolidated Financial Statements

11. Categories of Financial Instruments

The following table sets out the financial instruments as at the end of the reporting period:

	Group		Company	
	30 Jun 2026	31 Dec 2025	30 Jun 2026	31 Dec 2025
	$'000	$'000	$'000	$'000
Financial assets				
At amortised cost:				
Cash and deposits with banks and Monetary Authority of Singapore ("MAS")	258,661	123,173	258,547	123,082
Statutory deposits with the MAS	86,774	83,060	86,774	83,060
Loans and advances	2,893,212	2,787,089	2,893,212	2,787,089
Other receivables, deposits and prepayments	3,006	3,775	3,006	3,775
At FVOCI:				
Singapore Government Securities and MAS Bills	467,925	437,651	467,925	437,651
Investment in equity securities	10,091	7,947	9,801	7,658
Financial liabilities				
At amortised cost:				
Deposits and balances of customers	3,233,592	2,958,141	3,234,420	2,958,964
Other liabilities	20,503	30,481	19,946	29,942
Borrowings from Enterprise Singapore (Unsecured)	514	751	514	751

12. Financial Assets at Fair Value through Other Comprehensive Income ("FVOCI")

	Group		Company	
	30 Jun 2026	31 Dec 2025	30 Jun 2026	31 Dec 2025
	$'000	$'000	$'000	$'000
Financial assets at FVOCI				
At FVOCI:				
Singapore Government Securities and MAS Bills	467,925	437,651	467,925	437,651
Investment in equity securities	10,091	7,947	9,801	7,658

During the six months ended 30 June 2026 and 2025, no disposal of the Group's investment in equity securities was made.

Notes to the Condensed Interim Consolidated Financial Statements

13. Fair Value Measurement

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

a) Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);

b) Inputs other than quoted prices included in Level 1 which are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) (Level 2); and

c) Inputs for the assets or liabilities which are not based on observable market data (unobservable inputs) (Level 3).

The table below provides an analysis of categorisation of fair value measurements into the different levels of the fair value hierarchy:

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
Group				
30 June 2026				
Financial instruments measured at FVOCI				
Financial assets				
Quoted equity securities	10,091	-	-	10,091
Singapore Government Securities and MAS Bills	467,925	-	-	467,925
31 December 2025				
Financial instruments measured at FVOCI				
Financial assets				
Quoted equity securities	7,947	-	-	7,947
Singapore Government Securities and MAS Bills	437,651	-	-	437,651
Company				
30 June 2026				
Financial instruments measured at FVOCI				
Financial assets				
Quoted equity securities	9,801	-	-	9,801
Singapore Government Securities and MAS Bills	467,925	-	-	467,925
31 December 2025				
Financial instruments measured at FVOCI				
Financial assets				
Quoted equity securities	7,658	-	-	7,658
Singapore Government Securities and MAS Bills	437,651	-	-	437,651

Notes to the Condensed Interim Consolidated Financial Statements

14. Credit Risk

There has been no change to the Group's exposures to the types of financial risk as well as the risk management policies and processes as described in the Annual Report 2025. Credit risk remains the key financial risk for the Group and the disclosures below provide the status as at 30 June 2026.

The tables below analyse the significant changes in gross carrying amount of each class of financial assets during the period by credit quality.

	Stage 1	Stage 2	Stage 3	Total
	$'000	$'000	$'000	$'000
Cash and deposits with banks and MAS at amortised cost				
Group				
30 June 2026				
Strong	258,821	-	-	258,821
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	258,821	-	-	258,821
Loss allowance	(160)	-	-	(160)
Carrying amount	258,661	-	-	258,661
31 December 2025				
Strong	123,333	-	-	123,333
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	123,333	-	-	123,333
Loss allowance	(160)	-	-	(160)
Carrying amount	123,173	-	-	123,173
Company				
30 June 2026				
Strong	258,707	-	-	258,707
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	258,707	-	-	258,707
Loss allowance	(160)	-	-	(160)
Carrying amount	258,547	-	-	258,547
31 December 2025				
Strong	123,242	-	-	123,242
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	123,242	-	-	123,242
Loss allowance	(160)	-	-	(160)
Carrying amount	123,082	-	-	123,082

Notes to the Condensed Interim Consolidated Financial Statements

14. Credit Risk (continued)

	Stage 1 $'000	Stage 2 $'000	Stage 3 $'000	Total $'000
Singapore Government Securities ("SGS") and MAS Bills				
Group and Company				
30 June 2026				
Strong	467,925	-	-	467,925
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	467,925	-	-	467,925
Loss allowance	-	-	-	-
Carrying amount	467,925	-	-	467,925
31 December 2025				
Strong	437,651	-	-	437,651
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	437,651	-	-	437,651
Loss allowance	-	-	-	-
Carrying amount	437,651	-	-	437,651

The loss allowance for SGS and MAS Bills is determined to be immaterial as they are 'AAA' rated with no history of default.

Loans and advances at amortised cost

	Stage 1 $'000	Stage 2 $'000	Stage 3 $'000	Total $'000
Group and Company				
30 June 2026				
Strong	92,744	13,652	-	106,396
Satisfactory	2,159,679	577,168	-	2,736,847
Higher risk	14,921	34,939	-	49,860
Impaired	-	-	8,793	8,793
Total gross carrying amount	2,267,344	625,759	8,793	2,901,896
Loss allowance	(4,369)	(2,531)	(1,784)	(8,684)
Carrying amount	2,262,975	623,228	7,009	2,893,212
31 December 2025				
Strong	103,838	4,214	-	108,052
Satisfactory	2,092,351	535,166	-	2,627,517
Higher risk	12,563	37,663	-	50,226
Impaired	-	-	10,209	10,209
Total gross carrying amount	2,208,752	577,043	10,209	2,796,004
Loss allowance	(4,136)	(2,764)	(2,015)	(8,915)
Carrying amount	2,204,616	574,279	8,194	2,787,089

Notes to the Condensed Interim Consolidated Financial Statements

15. Loans and Advances

	Group and Company	
	30 Jun 2026	**31 Dec 2025**
	$'000	**$'000**
Housing, factoring receivables and other loans	2,314,833	2,271,633
Hire purchase receivables	639,093	571,211
Unearned interests and charges	(52,030)	(46,840)
Allowances for impairment on loans and advances	(8,684)	(8,915)
	2,893,212	2,787,089
Due within 12 months	723,648	755,615
Due after 12 months	2,169,564	2,031,474
	2,893,212	2,787,089

Movements in allowances for impairment on loans and advances are as follows:

	Group and Company	
	2026	**2025**
	$'000	**$'000**
Stage 3 loss allowance		
At 1 January	2,015	789
Allowance for impairment losses during the period	97	(254)
Receivables written off against allowances	(328)	-
At 30 June	1,784	535
Stage 1 and 2 loss allowance		
At 1 January	6,900	3,579
Allowance for impairment losses during the period	-	-
At 30 June	6,900	3,579
Total allowances for impairment on loans and advances		
At 1 January	8,915	4,368
At 30 June	8,684	4,114

16. Property, Plant and Equipment

During the six months ended 30 June 2026, the Group and the Company acquired assets amounting to $39,720 (1st Half 2025: $299,911) and disposed and wrote off assets with nil net carrying amount (1st Half 2025: disposed and wrote off assets with nil net carrying amount).

Notes to the Condensed Interim Consolidated Financial Statements

17. Investment Properties

	Group and Company	
	2026	**2025**
	$’000	**$’000**
At cost:		
At 1 January and 30 June	38,169	38,169
Accumulated depreciation:		
At 1 January	8,682	8,132
Depreciation charge for the period	275	275
At 30 June	8,957	8,407
Carrying amount:		
At 30 June	29,212	29,762

The investment properties relate to the premises and part of the premises which are leased to a related party and third parties for rental. Each of the leases contains an initial non-cancellable period of 2 to 3 years. Subsequent renewals are negotiated with the lessee.

<u>Fair value measurement of the Group’s investment properties</u>

The Group’s investment properties are stated at cost less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The Group engages external, independent and qualified valuers to determine the fair value of the Group’s properties at every year end, based on the property’s highest and best use. There has been no significant change to the fair value as described in the annual financial statements for the financial year 2025 and based on the fair value hierarchy, it is considered in the Level 2 hierarchy.

18. Borrowings from Enterprise Singapore (unsecured)

	Group and Company	
	30 Jun 2026	**31 Dec 2025**
	$’000	**$’000**
Due within 12 months	230	36
Due after 12 months	284	715
	514	751

Enterprise Singapore loans represent amounts advanced by Enterprise Singapore under the Local Enterprise Finance Scheme (“LEFS”) to finance LEFS borrowers. The interest rates and repayment periods vary in accordance with the type, purpose and security of the facilities granted under the above schemes.

These borrowings are unsecured.

Notes to the Condensed Interim Consolidated Financial Statements

19. Share Capital

	Group and Company			
	30 Jun 2026	31 Dec 2025	30 Jun 2026	31 Dec 2025
	No. of Shares ('000)	No. of Shares ('000)	$'000	$'000
Issued and fully paid:	236,439	236,439	180,008	180,008

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All shares rank equally with regard to the Company's residual assets.

20. Reserves

	Group		Company	
	30 Jun 2026	31 Dec 2025	30 Jun 2026	31 Dec 2025
	$'000	$'000	$'000	$'000
Statutory reserve	165,986	165,986	165,986	165,986
Regulatory Loss Allowance Reserve	15,105	15,105	15,105	15,105
Fair value reserve	7,761	5,388	7,568	5,195
Accumulated profits	137,086	129,646	136,668	129,239
	325,938	316,125	325,327	315,525

The statutory reserve is maintained in compliance with the provision of Section 18 of the Finance Companies Act, Chapter 108.

The fair value reserve comprises the cumulative net change in the fair value of FVOCI investments until such investments are disposed.

The Regulatory Loss Allowance Reserve is maintained in compliance with the MAS Notice to Finance Companies No. 811 "Credit Files, Grading and Provisioning" issued by the Monetary Authority of Singapore.

21. Dividends

No dividend has been recommended for the six months ended 30 June 2026 (1st Half 2025: Nil).

Notes to the Condensed Interim Consolidated Financial Statements

22. Capital Adequacy Ratio ("CAR")

The Group's capital position was as follows:

	Group	
	30 Jun 2026	31 Dec 2025
	$'000	$'000
Core capital		
Share capital	180,008	180,008
Disclosed reserves	277,644	277,240
	457,652	457,248
Risk weighted assets	3,179,705	3,011,099
Capital adequacy ratio		
Core capital/risk weighted assets (%)	14.4	15.2

23. Net Asset Value

	Group		Company	
	30 Jun 2026	31 Dec 2025	30 Jun 2026	31 Dec 2025
	$	$	$	$
Net asset value per ordinary share	2.14	2.10	2.14	2.10

24. Off-Balance Sheet Commitments

	Group and Company	
	30 Jun 2025	31 Dec 2025
	$'000	$'000
Undrawn loan commitments	1,343,500	1,227,900
Guarantees issued and financing of goods imported	6,363	4,284
	1,349,863	1,232,184

Undrawn loan commitments include commitments that are unconditionally cancellable at any time.

Guarantees and financing of goods imported are commitments entered into by the Group and the Company on behalf of customers for which customers have corresponding obligations to the Group and the Company.

25. Subsequent Events

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