



CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

CHOO CHIANG HOLDINGS LTD.

Incorporated in the Republic of Singapore
Company Registration Number: 201426379D

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The contact person for the Sponsor is Ms Charmian Lim (Tel: (65) 6232 3210) at 1 Robinson Road, #21-01 AIA Tower, Singapore 048542.

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Condensed Interim Consolidated Statement of Profit or Loss **for the Financial Period Ended 30 June 2025**

	Note	The Group		Increase (Decrease)
		Six (6) months ended	30.06.24	
		30.06.25	30.06.24	
		\$'000	\$'000	%
Revenue	4	42,933	42,423	1.2
Cost of sales		(31,074)	(29,885)	4.0
Gross profit		11,859	12,538	(5.4)
Other operating income		744	785	(5.2)
Administrative and selling expenses		(6,525)	(6,596)	(1.1)
Other operating expenses		(971)	(833)	16.6
Finance costs		(53)	(54)	(1.9)
Profit before income tax	5	5,054	5,840	(13.5)
Income tax expense	6	(882)	(982)	(10.2)
Profit for the year, representing total comprehensive income for the period attributable to owners of the Company		4,172	4,858	(14.1)
 Earnings per share attributable to shareholders of the Company:				
- Basic (Singapore cents)	7	2.01	2.34	(14.1)
- Diluted (Singapore cents)		2.01	2.34	(14.1)

Condensed Interim Statement of Financial Position **as at 30 June 2025**

	Note	Group As at		Company As at	
		30.06.25	31.12.24	30.06.25	31.12.24
		\$'000	\$'000	\$'000	\$'000
<u>ASSETS</u>					
Current assets					
Cash and cash equivalents		34,202	34,647	402	422
Trade receivables		6,640	6,432	8,139	11,877
Other receivables and prepayments		362	443	16,785	16,476
Financial assets at fair value through profit or loss		1,350	1,396	-	-
Inventories	8	22,480	22,539	-	-
Total current assets		65,034	65,457	25,326	28,775
Non-current assets					
Property, plant and equipment	9	7,797	8,095	-	-
Investment properties		12,516	12,475	-	-
Club membership		103	112	-	-
Investments in subsidiaries		-	-	2,110	2,110
Right-of-use assets		2,606	2,504	-	-
Total non-current assets		23,022	23,186	2,110	2,110
Total assets		88,056	88,643	27,436	30,885
<u>LIABILITIES AND EQUITY</u>					
Current liabilities					
Trade payables		10,928	10,503	-	-
Other payables and accruals		1,624	2,997	144	69
Contract liabilities	10	22	23	-	-
Lease liabilities	11	472	396	-	-
Income tax payable		1,946	2,126	44	52
Total current liabilities		14,992	16,045	188	121
Non-current liabilities					
Lease liabilities	11	2,844	2,812	-	-
Deferred tax liabilities		89	89	-	-
Total non-current liabilities		2,933	2,901	-	-
Total liabilities		17,925	18,946	188	121
Capital and reserves					
Share capital	12	8,020	8,020	8,020	8,020
Treasury shares	12	(89)	(89)	(89)	(89)
Retained earnings		62,200	61,766	19,317	22,833
Total equity		70,131	69,697	27,248	30,764
Total liabilities and equity		88,056	88,643	27,436	30,885

Condensed Interim Statement of Changes in Equity for the Financial Period Ended 30 June 2025

The Group	Share capital	Treasury shares	Accumulated profits	Total
	\$'000	\$'000	\$'000	\$'000
Balance as at 1 January 2024	8,020	(89)	55,377	63,308
Profit for the year, representing total comprehensive income for the period	-	-	4,858	4,858
<i>Transactions with owners, recognised directly in equity</i>				
Dividends paid, representing transactions with owners, recognised directly in equity (Note 13)	-	-	(3,115)	(3,115)
Balance as at 30 June 2024	8,020	(89)	57,120	65,051
Balance as at 1 January 2025	8,020	(89)	61,766	69,697
Profit for the year, representing total comprehensive income for the period	-	-	4,172	4,172
<i>Transactions with owners, recognised directly in equity</i>				
Dividends paid, representing transactions with owners, recognised directly in equity (Note 13)	-	-	(3,738)	(3,738)
Balance as at 30 June 2025	8,020	(89)	62,200	70,131

Condensed Interim Statement of Changes in Equity for the Financial Period Ended 30 June 2025 (cont'd)

The Company

	Share capital	Treasury shares	Accumulated profits	Total
	\$'000	\$'000	\$'000	\$'000
Balance as at 1 January 2024	8,020	(89)	15,862	23,793
Profit for the period, representing total comprehensive income for the period	-	-	287	287
<i>Transactions with owners, recognised directly in equity</i>				
Dividends paid, representing transactions with owners, recognised directly in equity (Note 13)	-	-	(3,115)	(3,115)
Balance as at 30 June 2024	8,020	(89)	13,034	20,965
Balance as at 1 January 2025	8,020	(89)	22,833	30,764
Profit for the period, representing total comprehensive income for the period	-	-	222	222
<i>Transactions with owners, recognised directly in equity</i>				
Dividends paid, representing transactions with owners, recognised directly in equity (Note 13)	-	-	(3,738)	(3,738)
Balance as at 30 June 2025	8,020	(89)	19,317	27,248

Condensed Interim Consolidated Statement of Cash Flows **for the Financial Period Ended 30 June 2025**

	The Group	
	Six (6) months ended	
	30.06.25	30.06.24
	\$'000	\$'000
Operating activities:		
Profit before income tax	5,054	5,840
Adjustments for:		
Interest expenses of lease liabilities	53	54
Interest income	(378)	(424)
Depreciation of property, plant and equipment	304	204
Depreciation of investment properties	150	165
Depreciation of right-of-use assets	254	356
Amortisation of club membership	9	10
Gain on disposal of property, plant and equipment	-	(31)
Gain on disposal of investment property	(127)	-
Loss allowance on trade receivables	77	20
Bad debts recovered	(2)	(7)
Allowance for stock obsolescence	250	-
Dividend income from financial assets at fair value through profit or loss	(11)	(10)
Fair value gain on financial assets at fair value through profit or loss	(52)	(9)
Gain on disposal of financial assets at fair value through profit or loss	(20)	-
Operating cash flows before changes in working capital	5,561	6,168
Trade receivables	(283)	(212)
Other receivables and prepayments	81	(1,241)
Inventories	(191)	(2,798)
Trade payables	425	1,998
Other payables and accruals	(1,373)	(1,498)
Contract liabilities	(1)	(32)
Cash flows generated from operations	4,219	2,385
Income tax paid	(1,062)	(1,134)
Interest received	378	424
Net cash flows generated from operating activities	3,535	1,675
Investing activities:		
Purchase of property, plant and equipment	(6)	(475)
Progress payments for purchase of investment properties	(572)	-
Proceeds from disposal of property, plant and equipment	-	31
Proceeds from disposal of investment property	508	-
Dividend income from financial assets at fair value through profit or loss	11	10
Proceeds from disposal of financial assets at fair value through profit or loss	118	-
Purchase of financial assets at fair value through profit or loss	-	(20)
Net cash flows generated from/(used in) investing activities	59	(454)

Condensed Interim Consolidated Statement of Cash Flows
for the Financial Period Ended 30 June 2025 (cont'd)

	The Group	
	Six (6) months ended	
	30.06.25	30.06.24
	\$'000	\$'000
Financing activities:		
Repayment of lease liabilities	(248)	(316)
Dividends paid (Note 13)	(3,738)	(3,115)
Interest paid	(53)	(54)
Net cash flows used in financing activities	(4,039)	(3,485)
Net decrease in cash and cash equivalents	(445)	(2,264)
Cash and cash equivalents at beginning of the period	34,647	30,563
Cash and cash equivalents at end of the period	34,202	28,299

Notes to the Condensed Interim Consolidated Financial Statements

1. Corporation Information

Choo Chiang Holdings Ltd. (the “**Company**”) is incorporated and domiciled in Singapore and whose shares are publicly traded on the Catalist Board of the Singapore Exchange. These condensed interim consolidated financial statements as at and for the six months ended 30 June 2025 comprise the Company and its subsidiaries (collectively, the “**Group**”). The Company is an investment holding company.

The primary activities of the Group and the Company are those relating to sales and retail of electrical products and accessories, as well as rental income derived from its property investment.

2. Basis of preparation

The condensed interim financial statements for the six months ended 30 June 2025 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, 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 31 December 2024.

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

The condensed interim financial statements are presented in Singapore dollar which is the Company’s functional currency, and all values presented are rounded to the nearest thousand (“\$’000”), unless otherwise indicated.

2.1 New and amended standards adopted by the Group

During the current financial period, the Group and the Company have adopted the following amendments to SFRS(I)s which took effect from financial year beginning 1 January 2025:

- Amendments to SFRS(I) 1-21: *Lack of Exchangeability*

The adoption of the above amendments to SFRS(I)s is assessed to have no material financial effect on the results and financial position of the Group and of the Company for the year ending 31 December 2024. Accordingly, it has no material impact on the earnings per share of the Group and of the Company.

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

2.2 Use of judgments and estimates

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2024.

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

3. Seasonal operations

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

4. Segment and revenue information

The Group derives its revenue from the transfer of goods and services over time and at a point in time in the following major product lines. This is consistent with the revenue information that is disclosed for each reportable segment under SFRS(I) 8: *Operating Segments*.

4.1 Disaggregation of Revenue

	The Group		Increase
	Six (6) months ended		(Decrease)
	30.06.25	30.06.24	
	\$'000	\$'000	%
<u>Segment revenue</u>			
Sales of goods	42,649	42,121	1.3
Rental income	284	302	(6.0)
	<u>42,933</u>	<u>42,423</u>	<u>1.2</u>
<u>Timing of revenue recognition</u>			
At a point in time:			
Sales of goods	42,649	42,121	1.3
Over time:			
Rental income	284	302	(6.0)
	<u>42,933</u>	<u>42,423</u>	<u>1.2</u>

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

4. Segment and revenue information (cont'd)

4.2 Reportable segment

The Group is currently organised into two main business activities. The two main business activities are Distribution Business and Property Investment Business.

The principal assets employed by the Group are located in Singapore. Accordingly, no other segmental information by geographical segment is presented.

Business segment information

	Distribution business	Property investment business	Total
	\$'000	\$'000	\$'000
<u>Six (6) months ended 30 June 2025</u>			
Revenue			
External sales of goods	42,649	-	42,649
Rental income	-	284	284
Segment revenue	42,649	284	42,933
Cost of sales			
External purchases	(30,878)	-	(30,878)
Cost of property maintenance	-	(196)	(196)
Segment cost of sales	(30,878)	(196)	(31,074)
Results			
Segment result	11,771	88	11,859
Other operating income	623	121	744
Administrative and selling expenses	(6,496)	(29)	(6,525)
Other operating expenses	(967)	(4)	(971)
Finance costs	(53)	-	(53)
Profit before income tax	4,878	176	5,054
Income tax expense			(882)
Profit after income tax			4,172

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

4.2 Reportable segment (cont'd)

Business segment information

	Distribution business	Property investment business	Total
	\$'000	\$'000	\$'000
<u>Six (6) months ended 30 June 2025 (cont'd)</u>			
Assets			
Segment assets	74,784	12,791	87,575
Unallocated assets			481
Combined total assets			88,056
Liabilities			
Segment liabilities	17,509	229	17,738
Unallocated liabilities			187
Combined total liabilities			17,925
Other information			
Purchase of property, plant and equipment	6	-	6
Addition of right-of-use assets	356	-	356
Addition of investment properties	572	-	572
Depreciation of property, plant and equipment	304	-	304
Depreciation of right-of-use assets	254	-	254
Depreciation of investment properties	-	150	150
Amortisation of club membership	9	-	9

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

4.2 Reportable segment (cont'd)

Business segment information

	Distribution business	Property investment business	Total
	\$'000	\$'000	\$'000
<u>Six (6) months ended 30 June 2024</u>			
Revenue			
External sales of goods	42,121	-	42,121
Rental income	-	302	302
Segment revenue	42,121	302	42,423
Cost of sales			
External purchases	(29,663)	-	(29,663)
Cost of property maintenance	-	(222)	(222)
Segment cost of sales	(29,663)	(222)	(29,885)
Results			
Segment result	12,458	80	12,538
Other operating income	785	-	785
Administrative and selling expenses	(6,576)	(20)	(6,596)
Other operating expenses	(833)	-	(833)
Finance costs	(54)	-	(54)
Profit before income tax	5,780	60	5,840
Income tax expense			(982)
Profit after income tax			4,858
Assets			
Segment assets	69,608	13,533	83,141
Unallocated assets			439
Combined total assets			83,580
Liabilities			
Segment liabilities	18,135	259	18,394
Unallocated liabilities			135
Combined total liabilities			18,529
Other information			
Purchase of property, plant and equipment	475	-	475
Addition of right-of-use assets	158	-	158
Depreciation of property, plant and equipment	204	-	204
Depreciation of right-of-use assets	356	-	356
Depreciation of investment properties	-	165	165
Amortisation of club membership	10	-	10

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

5. Profit before income tax

5.1 Significant items

	The Group	
	Six (6) months ended	
	30.06.25	30.06.24
	\$'000	\$'000
Profit before income tax is arrived after charging/(crediting):		
Government grant	(48)	(108)
Interest income	(378)	(424)
Bad debt recovered	(2)	(7)
Dividend income from financial assets at fair value through profit or loss ("FVTPL")	(11)	(10)
Cost of inventories included in expenses	30,878	29,663
Loss allowance on trade receivables	77	20
Allowance for stock obsolescence	250	-
Depreciation of property, plant and equipment	304	204
Depreciation of investment properties	150	165
Depreciation of right-of-use assets	254	356
Amortisation of club membership	9	10
Net foreign exchange loss/(gain)	23	(9)
Fair value gain on financial assets at FVTPL	(52)	(9)
Gain on disposal of property, plant and equipment	-	(31)
Gain on disposal of investment property	(127)	-
Interest expenses of lease liabilities	53	54

5.2 Related party transactions

There are no material related party transactions apart those disclosed elsewhere in the condensed interim financial statements and other information required under listing manual.

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

6. Income tax expense

	The Group	
	Six (6) months ended	
	30.06.25	30.06.24
	\$'000	\$'000
Current tax expense		
Current year	882	982

7. Earnings per share

	The Group	
	Six (6) months ended	
	30.06.25	30.06.24
Earnings per ordinary share ("EPS")		
Profit attributable to owners of the Company (\$'000)	4,172	4,858
Weighted average number of ordinary shares /		
Number of ordinary shares ('000)	207,657	207,657
Basic and diluted EPS (Singapore cents)	2.01	2.34

The weighted average number of shares takes into account the changes as a result from share buy-backs transacted during the respective financial period. Fully diluted EPS and the basic EPS for the financial periods presented in the table above are the same as the Company did not have any outstanding instruments convertible into rights to subscribe for, and options in respect of its shares during these financial periods.

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

8. Inventories

	The Group	
	As at	
	30.06.25	31.12.24
	\$'000	\$'000
At cost:		
- Finished goods	23,415	23,209
- Goods in transit	458	473
	23,873	23,682
Less: Allowance for stock obsolescence	(1,393)	(1,143)
	22,480	22,539
Movement in the allowance for stock obsolescence:		
Balance as at 1 January	1,143	1,695
Written off	-	(731)
Charged to profit or loss	250	179
Balance as at 30 June / 31 December	1,393	1,143

9. Property, plant and equipment

During the six months ended 30 June 2025, the Group acquired assets amounting to \$6,000 (30 June 2024: \$475,000) and disposed of assets with a net book value of Nil (30 June 2024: Nil).

10. Contract liabilities

Contract liabilities relate to advanced payment from a customer. Revenue relating to sale of goods is recognised when control of the goods has transferred to the customer, being at the point the goods are delivered to the customer.

11. Lease liabilities

	As at 30.06.25		As at 31.12.24	
	Secured	Unsecured	Secured	Unsecured
	\$'000	\$'000	\$'000	\$'000
<u>Amount repayable in one year or less, or on demand</u>				
Lease liabilities	34	438	34	362
<u>Amount repayable after one year</u>				
Lease liabilities	174	2,670	191	2,621

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

11. Lease liabilities (cont'd)

Details of any collaterals

As at 30.06.25 and 31.12.24

Lease liabilities are secured by the lessors' title to the leased assets.

12. Share capital and treasury shares

	The Group and the Company			
	30.06.25	31.12.24	30.06.25	31.12.24
	Number of issued shares		\$'000	\$'000
Share capital	208,000,000	208,000,000	8,020	8,020
Less: Treasury shares	(343,300)	(343,300)	(89)	(89)
	<u>207,656,700</u>	<u>207,656,700</u>	<u>7,931</u>	<u>7,931</u>

Treasury shares

During the six months ended 30 June 2025 and financial year ended 31 December 2024, the Company had not conducted any share buyback. The Company has 343,300 treasury shares and equivalent to 0.17% (31 December 2024: 0.17%) of the total number of outstanding issued shares as at 30 June 2025.

The Company had adopted the Choo Chiang Performance Share Plan prior to its listing on the Catalist in July 2015 (the "2015 PSP"). At the Annual General Meeting held on 28 April 2025, shareholders approved the adoption of the 2025 Choo Chiang Performance Share Plan (the "2025 PSP").

As at 30 June 2025 and 31 December 2024, no share awards were granted under both 2015 PSP and 2025 PSP. As at 30 June 2025 and 31 December 2024, the Company did not have any outstanding options, warrants or other instrument convertible into securities of the Company.

The total number of issued shares excluding treasury shares as at 30 June 2025 and 31 December 2024 was 207,656,700 shares.

There were no sales, transfers, disposals, cancellation and/or use of treasury shares or subsidiary holdings as at 30 June 2025 and 31 December 2024.

The Company's subsidiaries do not hold any shares in the Company as at 30 June 2025 and 31 December 2024.

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

13. Dividends

	The Group	
	Six (6) months ended	
	30.06.25	30.06.24
	\$'000	\$'000
Dividends paid on ordinary shares:		
Final exempt (one tier) dividend for 2024: 1.5 (2023: 1.5) cents per share	3,115	3,115
Special exempt (one tier) dividend for 2024: 0.3 (2023: Nil) cents per share	623	-
	<u>3,738</u>	<u>3,115</u>

14. Net Asset Value

	The Group		The Company	
	As at		As at	
	30.06.25	31.12.24	30.06.25	31.12.24
Net Asset Value ("NAV")				
Net assets (\$'000)	70,131	69,697	27,248	30,764
Number of issued shares excluding treasury shares ('000)	207,657	207,657	207,657	207,657
NAV per ordinary share (Singapore cents)	<u>33.77</u>	<u>33.56</u>	<u>13.12</u>	<u>14.81</u>

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

15. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 30 June 2025 and 31 December 2024.

	Note	The Group As at		The Company As at	
		30.06.25	31.12.24	30.06.25	31.12.24
		\$'000	\$'000	\$'000	\$'000
Financial assets at fair value through profit or loss					
Quoted equity instruments		299	366	-	-
Unquoted equity instruments		1,051	1,030	-	-
		<u>1,350</u>	<u>1,396</u>	<u>-</u>	<u>-</u>
Financial assets at amortised cost					
Cash and cash equivalents		34,202	34,647	402	422
Trade receivables		6,640	6,432	8,139	11,877
Other receivables		138	193	16,770	16,458
		<u>40,980</u>	<u>41,272</u>	<u>25,311</u>	<u>28,757</u>
Financial liabilities at amortised cost					
Trade payables		10,395	9,705	-	-
Other payables and accruals		1,488	2,866	144	69
Lease liabilities	11	3,316	3,208	-	-
		<u>15,199</u>	<u>15,779</u>	<u>144</u>	<u>69</u>

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:

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

Notes to the Condensed Interim Consolidated Financial Statements (cont'd)

15. Financial assets and financial liabilities (cont'd)

The following table presented the assets measured at fair value:

	Level 1	Level 2	Level 3	Total
	\$'000	\$'000	\$'000	\$'000
Group as at 30 June 2025				
Financial assets at FVTPL				
- Quoted equity instruments ⁽¹⁾	299	-	-	299
- Unquoted equity instruments ⁽²⁾	-	1,051	-	1,051
	299	1,051	-	1,350
Group as at 31 December 2024				
Financial assets at FVTPL				
- Quoted equity instruments ⁽¹⁾	366	-	-	366
- Unquoted equity instruments ⁽²⁾	-	1,030	-	1,030
	366	1,030	-	1,396

(1) The quoted equity instruments classified at FVTPL have no fixed maturity date or coupon rate and are denominated in Singapore dollar. The fair values of these instruments are based on closing quoted market prices on the last market day of the financial year. These investments classified as Level 1 fair value hierarchy.

(2) The unquoted equity instruments are investments in unquoted equity instruments classified at FVTPL relates to investment in one private fund in Singapore and have no fixed maturity date or coupon rate and are denominated in Singapore dollars. The fair value of the unquoted equity shares was determined by reference to (i) the initial value thereof being the amount expended in the acquisition thereof; (ii) the price of the relevant investment as quoted by a person, firm or institution making a market in that investment; and the sale prices of recent transactions in the same or similar investments, valuations of comparable investments. These investments classified as Level 2 fair value hierarchy.

16. Subsequent events

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

Other Information Required by Appendix 7C of the Listing Rule

1. Review

The condensed consolidated statement of financial position of the Company and its subsidiaries as at 30 June 2025 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended and certain explanatory notes have not been audited or reviewed. There is no auditors' report issued (including any qualifications or emphasis of a matter).

The Company has an unqualified opinion for its most recently audited financial statements for the financial year ended 31 December 2024 ("**FY2024**").

2. Review of performance of the Group

Review of financial performance

Revenue

The Group's revenue is derived from sales and retail of electrical products and accessories in Singapore ("**Distribution Business**") and rental income from its investment properties in Singapore ("**Property Investment**").

Total revenue increased by \$510,000 or 1.2%, from \$42,423,000 for the six months ended 30 June 2024 ("**HY2024**") to \$42,933,000 for the six months ended 30 June 2025 ("**HY2025**"), mainly due to an increase in the revenue from the Distribution Business segment.

- ***Distribution Business***
Revenue from Distribution Business segment increased by \$528,000 or 1.3%, from \$42,121,000 in HY2024 to \$42,649,000 in HY2025. The increase in revenue was primarily driven by higher sales volume, resulting from promotions of certain electrical products and accessories in HY2025.
- ***Property Investment***
Rental income from the Property Investment segment decreased by \$18,000 or 6.0%, from \$302,000 in HY2024 to \$284,000 in HY2025. The decrease in rental income was mainly due to the disposal of investment properties located at 421 Tagore Industrial Avenue #01-22, Tagore 8, Singapore 787805, and 5 Soon Lee Street, Pioneer Point #01-66, Singapore 627607, that were completed in December 2024 and May 2025, respectively. All properties were fully leased out in both HY2025 and HY2024.

Review of financial performance (cont'd)

Cost of sales

Cost of sales increased by \$1,189,000 or 4.0%, from \$29,885,000 in HY2024 to \$31,074,000 in HY2025, which is in line with the increase in revenue.

- **Distribution Business**

Cost of sales of the Distribution Business segment increased by \$1,215,000 or 4.1%, from \$29,663,000 in HY2024 to \$30,878,000 in HY2025, generally in line with the increase in revenue for this segment. The increase also included a provision of approximately \$250,000 for allowance for stock obsolescence in HY2025.

- **Property Investment**

Cost of sales of the Property Investment segment decreased by \$26,000 or 11.7%, from \$222,000 in HY2024 to \$196,000 in HY2025, generally in line with the decrease in revenue for this segment.

Gross profit and gross profit margin

Gross profit decreased by \$679,000 or 5.4% from \$12,538,000 in HY2024 to \$11,859,000 in HY2025. Gross profit margin decreased 2.0% from 29.6% in HY2024 to 27.6% in HY2025, mainly due to a decrease in the gross profit margin from the Distribution Business segment.

The gross profit margin of the Distribution Business segment decreased by 2.0 percentage points from approximately 29.6% in HY2024 to 27.6% in HY2025. This decline was mainly attributable to an increase in the cost of certain products, particularly cables, as well as the promotional activities on certain electrical products, which impacted overall profitability despite stable sales performance.

The gross profit of the Property Investment segment increased by \$8,000 from \$80,000 in HY2024 to \$88,000 in HY2025. The increase was mainly due to rental adjustments upon renewal of tenancy agreements after HY2024, partially offset by the decrease in gross profit contributions following the disposal of two investment properties as mentioned above.

Other operating income

Other operating income decreased by \$41,000 or 5.2%, from \$785,000 in HY2024 to \$744,000 in HY2025. The decrease in other operating income was mainly due to reduction in (i) government grant; (ii) interest income; and (ii) absence of gain on disposal of property, plant and equipment in HY2025. These decreases were offset by the gain on disposal of investment property.

Administrative and selling expenses

Administrative and selling expenses decreased marginally by \$71,000 or 1.1%, from \$6,596,000 in HY2024 to \$6,525,000 in HY2025.

Review of financial performance (cont'd)

Other operating expenses

Other operating expenses increased by \$138,000 or 16.6%, from \$833,000 in HY2024 to \$971,000 in HY2025. The increase was mainly due to higher bank charges on sales transactions and provision for loss allowance on trade receivables.

Finance costs

Finance costs decreased marginally from \$54,000 in HY2024 to \$53,000 in HY2025. The finance costs are related to interest expenses on lease liabilities.

Profit before income tax

As a result of the reasons mentioned above, the Group's profit before income tax decreased by \$786,000 or 13.5% from \$5,840,000 in HY2024 to \$5,054,000 in HY2025.

Review of financial position

Current assets

Current assets decreased by \$423,000 from \$65,457,000 as at 31 December 2024 to \$65,034,000 as at 30 June 2025. The decrease in current assets were mainly due to the decrease in cash and bank balances of \$445,000, other receivables and prepayments of \$81,000, inventories of \$59,000, and investment in financial assets at fair value through profit or loss of \$46,000. These were offset by an increase in trade receivables of \$208,000.

Non-current assets

Non-current assets decreased by \$164,000 from \$23,186,000 as at 31 December 2024 to \$23,022,000 as at 30 June 2025. The decrease in non-current assets were mainly due to the decrease in property, plant and equipment of \$298,000 and club membership of \$9,000. These decreases were offset by the increase in right-of-use assets of \$102,000 and investment properties of \$41,000.

Current liabilities

Current liabilities decreased by \$1,053,000 from \$16,045,000 as at 31 December 2024 to \$14,992,000 as at 30 June 2025. The decrease in current liabilities were mainly due to decrease in other payables and accruals of \$1,373,000, provision for taxation of \$180,000, and contract liabilities of \$1,000. These decreases were offset by the increase in trade payables of \$425,000 and current portion of lease liabilities of \$76,000.

Non-current liabilities

Non-current liabilities increased by \$32,000 from \$2,901,000 as at 31 December 2024 to \$2,933,000 as at 30 June 2025. The increase in non-current liabilities is mainly due to an increase in the non-current portion of lease liabilities of \$32,000.

Review of cash flow management

Net cash generated from operating activities

In HY2025, the Group generated net cash inflow from operating activities of approximately \$3,535,000, which was a result of operating cash flows before changes in working capital of approximately \$5,561,000, net working capital outflows of approximately \$1,342,000, income tax paid of approximately \$1,062,000 and interest received of approximately \$378,000.

Net cash used in investing activities

In HY2025, the Group's net cash inflow for investing activities amounted to approximately \$59,000, mainly due to (i) proceeds from disposal of investment property of \$508,000, (ii) proceed from disposal of financial assets at fair value through profit or loss of \$118,000, and (iii) dividend income from financial assets at fair value through profit or loss of \$11,000. These increases were partially offset by (i) progress payments for purchase of investment properties of \$572,000; and (ii) purchases of property, plant and equipment of \$6,000.

Net cash used in financing activities

In HY2025, the Group's net cash outflow for financing activities amounted to approximately \$4,039,000, mainly due to (i) dividends payment of \$3,738,000 and (ii) lease liabilities and interest payments of \$301,000.

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

There has not been any forecast or prospect statement in relation to the Group's results for HY2025 previously disclosed to shareholders.

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.

The Group continues to seek opportunities to extend its services in providing direct electrical and lighting solutions while exercising prudence in managing its operations. On the product level, the Group is actively reinforcing and strengthening its market position in Singapore by widening the range of products sold under its "CCM" and "CRM" brands.

We remain committed to bring good value to our customers and explore business opportunities so as to increase our revenue and profit.

The Group will continue to assess opportunities to reshuffle its portfolio of investment properties, taking into account, *inter alia*, property market conditions and strategic consideration. The objective is to enhance diversification, optimise asset allocation and maximise overall returns while maintaining a prudent approach.

5. Dividend information

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

Current financial period reported on

The Directors are pleased to recommend an interim dividend of 1.1 Singapore cents per share for HY2025.

Name of dividend	Interim dividend
Dividend type	Cash
Dividend per ordinary share	1.1 Singapore cents
Total annual dividend	\$2,284,224
Tax rate	Tax exempt (one-tier)

Previous corresponding period of the Immediately Preceding Financial Year

Name of dividend	Interim dividend
Dividend type	Cash
Dividend per ordinary share	1.1 Singapore cents
Total annual dividend	\$2,284,224
Tax rate	Tax exempt (one-tier)

(b) The date the dividend is payable

Interim dividend will be paid on 3 September 2025.

(c) 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

Notice is hereby given that the Register of Members and the Transfer Books of the Company will be closed at 5.00p.m. on 22 August 2025 ("**Record Date**") for the purpose of determining members' entitlement to the interim dividend.

Duly completed registrable transfers received by the Company's Share Registrar, B.A.C.S. Private Limited, at 77 Robinson Road #06-03 Robinson 77, Singapore 068896 up to 5.00 p.m. on 22 August 2025 will be registered to determine shareholders' entitlements to the dividends.

6. Interested person transactions

The Group did not obtain any general mandate from the Company's shareholders in respect of interested person transactions.

The Company's Executive Chairman and CEO, Lim Teck Chuan, had provided personal guarantees to the Singapore Housing & Development Board in order that the Group may secure certain lease agreements. Lim Teck Chuan did not receive any benefit in kind, commission or interest from the Group for providing these personal guarantees.

7. 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 hereby confirms that it has already procured undertakings from all of its Directors and relevant executive officers in the format as set out in Appendix 7H of the Catalist Rules in accordance with Rule 720(1) of the Catalist Rules.

8. Disclosure on Acquisitions and Realisation of Shares pursuant to Catalist Rule 706(A)

There were no acquisition or realisation of shares in any of the Group's subsidiary or associated company nor incorporation of any new subsidiary or associated company by the Company or any of the Group's entities during the financial period ended 30 June 2025.

9. Negative confirmation by the Board pursuant to 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-month period ended 30 June 2025 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Lim Teck Chuan
Executive Chairman and Chief Executive Officer

Singapore

14 August 2025