# Wei Yuan Holdings Limited
# 偉源控股有限公司

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立的有限公司)
Stock Code 股份代號：1343

# 2026 中期報告
# INTERIM REPORT

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# Corporate Information
# 公司資料

## BOARD OF DIRECTORS
### Executive Directors
Mr. Ng Tian Soo *(Chairman)*
Mr. Ng Tian Fah *(Chief Executive Officer)*

### Independent Non-Executive Directors
Mr. Gary Ng Sin Tong
(alias Mr. Gary Huang Chendong)
Ms. Lee Wing Yin Jessica
Mr. George Christopher Holland

## AUDIT COMMITTEE
Ms. Lee Wing Yin Jessica *(Chairman)*
Mr. Gary Ng Sin Tong
(alias Mr. Gary Huang Chendong)
Mr. George Christopher Holland

## REMUNERATION COMMITTEE
Mr. Gary Ng Sin Tong *(Chairman)*
(alias Mr. Gary Huang Chendong)
Mr. Ng Tian Fah
Mr. George Christopher Holland

## NOMINATION COMMITTEE
Mr. Ng Tian Soo *(Chairman)*
Mr. Gary Ng Sin Tong
(alias Mr. Gary Huang Chendong)
Ms. Lee Wing Yin Jessica

## COMPANY SECRETARY
Ms. Lo Wan Man

## AUTHORISED REPRESENTATIVES
Mr. Ng Tian Soo
Ms. Lo Wan Man

## 董事會
### 執行董事
伍天送先生*(主席)*
伍泄華先生*(行政總裁)*

### 獨立非執行董事
黃晨東先生

李穎然女士
George Christopher Holland先生

## 審計委員會
李穎然女士*(主席)*
黃晨東先生

George Christopher Holland先生

## 薪酬委員會
黃晨東先生*(主席)*

伍泄華先生
George Christopher Holland先生

## 提名委員會
伍天送先生*(主席)*
黃晨東先生

李穎然女士

## 公司秘書
盧韻雯女士

## 授權代表
伍天送先生
盧韻雯女士

# Corporate Information
# 公司資料

## AUDITOR
Moore CPA Limited
*Registered Public Interest Entity Auditor*
1001–1010, North Tower
World Finance Centre
Harbour City
19 Canton Road
Tsim Sha Tsui, Kowloon
Hong Kong

## 核數師
大華馬施雲會計師事務所有限公司
*註冊公眾利益實體核數師*
香港
九龍尖沙咀
廣東道19號
海港城
環球金融中心
北座1001–1010室

## COMPLIANCE ADVISER
Aurelius Corporate Finance Limited
Unit 3203, 32/F
Tower 2, Lippo Centre
89 Queensway
Hong Kong

## 合規顧問
旭倫企業融資有限公司
香港
金鐘道89號
力寶中心2座
32樓3203室

## PRINCIPAL BANKERS
Maybank Singapore Limited
2 Battery Road
Maybank Tower
Singapore 049907

United Overseas Bank Limited
80 Raffles Place
UOB Plaza
Singapore 048624

## 主要往來銀行
馬來亞銀行新加坡有限公司
2 Battery Road
Maybank Tower
Singapore 049907

大華銀行有限公司
80 Raffles Place
UOB Plaza
Singapore 048624

## REGISTERED OFFICE
Cricket Square
Hutchins Drive
PO Box 2681
Grand Cayman, KY1-1111
Cayman Islands

## 註冊辦事處
Cricket Square
Hutchins Drive
PO Box 2681
Grand Cayman, KY1-1111
Cayman Islands

# Corporate Information
# 公司資料

## HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS IN SINGAPORE
37 Kranji Link
Singapore 728643

## 總部及新加坡主要營業地點
37 Kranji Link
Singapore 728643

## PRINCIPAL PLACE OF BUSINESS IN HONG KONG
Unit B, 17/F
United Centre
95 Queensway
Hong Kong

## 香港主要營業地點
香港
金鐘道95號
統一中心
17樓B室

## PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS
Conyers Trust Company (Cayman) Limited
Cricket Square
Hutchins Drive
PO Box 2681
Grand Cayman, KY1-1111
Cayman Islands

## 開曼群島股份過戶登記總處
Conyers Trust Company (Cayman) Limited
Cricket Square
Hutchins Drive
PO Box 2681
Grand Cayman, KY1-1111
Cayman Islands

## BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG
Computershare Hong Kong Investor Services Limited
Shops 1712–1716
17th Floor Hopewell Centre
183 Queen's Road East
Wan Chai
Hong Kong

## 香港股份過戶登記分處
香港中央證券登記有限公司
香港
灣仔
皇后大道東183號
合和中心17樓
1712–1716室

## CORPORATE WEBSITE
http://www.weiyuanholdings.com

## 公司網站
http://www.weiyuanholdings.com

## INVESTOR RELATIONS CONTACT
E-mail: info@weiyuanholdings.com

## 投資者關係聯絡
電郵:info@weiyuanholdings.com

## STOCK CODE
1343

## 股份代號
1343

# Interim Condensed Consolidated Statement of Comprehensive Income
# 中期簡明綜合全面收益表

For the six months ended 30 June 2026　截至二零二六年六月三十日止六個月

The board (the "**Board**") of directors (the "**Directors**") of Wei Yuan Holdings Limited (the "**Company**") present the unaudited interim results of the Company and its subsidiaries (collectively, the "**Group**") for the six months ended 30 June 2026 together with comparative figures for the corresponding period in 2025 as follows:

偉源控股有限公司(「**本公司**」)董事(「**董事**」)會(「**董事會**」)呈列本公司及其附屬公司(統稱「**本集團**」)截至二零二六年六月三十日止六個月之未經審計中期業績連同二零二五年同期之比較數字如下：

| | | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|---|
| | | | **2026** | 2025 |
| | | | **二零二六年** | 二零二五年 |
| | | | **S$'000** | S$'000 |
| | | | **千新元** | 千新元 |
| | | Notes 附註 | **(Unaudited) (未經審計)** | (Unaudited) (未經審計) |
| Revenue | 收益 | 4 | **70,126** | 42,239 |
| Cost of sales | 銷售成本 | | **(60,494)** | (37,100) |
| **Gross profit** | **毛利** | | **9,632** | 5,139 |
| Other income and other gains, net | 其他收入及其他收益淨額 | 5 | **636** | 598 |
| Administrative expenses | 行政開支 | | **(5,727)** | (4,399) |
| Reversal of/(allowance for) impairment of trade receivables and contract assets | 貿易應收款項及合約資產減值撥回／(撥備) | | **306** | (264) |
| **Operating profit** | **經營溢利** | 6 | **4,847** | 1,074 |
| Finance income | 財務收入 | 8 | **17** | 110 |
| Finance costs | 財務成本 | 8 | **(957)** | (688) |
| Share of profit and loss of joint ventures, net and net of tax | 分佔合營企業損益淨額，扣除稅項 | 13 | **255** | 137 |
| **Profit before income tax** | **除所得稅前溢利** | | **4,162** | 633 |
| Income tax expense | 所得稅開支 | 9 | **(821)** | (372) |
| **Profit for the period** | **期間溢利** | | **3,341** | 261 |
| **Profit for the period attributable to:** | **以下人士應佔期間溢利：** | | | |
| Equity holders of the Company | 本公司權益持有人 | | **3,485** | 272 |
| Non-controlling interests | 非控股權益 | | **(144)** | (11) |
| | | | **3,341** | 261 |

# Interim Condensed Consolidated Statement of Comprehensive Income
# 中期簡明綜合全面收益表

For the six months ended 30 June 2026　截至二零二六年六月三十日止六個月

| | | Notes 附註 | For the six months ended 30 June 截至六月三十日止六個月 2026 二零二六年 S$'000 千新元 (Unaudited) (未經審計) | 2025 二零二五年 S$'000 千新元 (Unaudited) (未經審計) |
|---|---|---|---|---|
| **Other comprehensive (loss)/income:** | **其他全面(虧損)/收益：** | | | |
| **Item that will not be reclassified to profit or loss:** | **不會重新分類至損益的項目：** | | | |
| Exchange differences arising on translation from functional currency to presentation currency | 自功能貨幣換算為呈列貨幣所產生匯兑差額 | | **(3)** | (338) |
| **Items that may be reclassified subsequently to profit or loss:** | **隨後可能重新分類至損益的項目：** | | | |
| Exchange differences arising on translation | 換算所產生匯兑差額 | | **(1)** | 339 |
| Share of other comprehensive (loss)/income of a joint venture | 應佔合營企業其他全面(虧損)/收益 | 13 | **(16)** | 30 |
| **Other comprehensive (loss)/income for the period, net of tax** | **期間其他全面(虧損)/收益，扣除稅項** | | **(20)** | 31 |
| **Total comprehensive income for the period attributable to:** | **以下人士應佔期間全面收益總額：** | | | |
| Equity holders of the Company | 本公司權益持有人 | | **3,465** | 303 |
| Non-controlling interests | 非控股權益 | | **(144)** | (11) |
| | | | **3,321** | 292 |
| **Earnings per share (expressed in Singapore cents per share)** | **每股盈利(以每股新加坡分列示)** | | | |
| Basic and diluted | 基本及攤薄 | 10 | **0.3275** | 0.0256 |

The above unaudited interim condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

上述未經審計中期簡明綜合全面收益表應與隨附附註一併閱讀。

# Interim Condensed Consolidated Statement of Financial Position
# 中期簡明綜合財務狀況表

As at 30 June 2026　於二零二六年六月三十日

| | | Notes 附註 | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|---|
| **ASSETS AND LIABILITIES** | **資產及負債** | | | |
| **Non-current assets** | **非流動資產** | | | |
| Property, plant and equipment | 物業、廠房及設備 | 11 | **48,604** | 43,272 |
| Investment properties | 投資物業 | 12 | **2,640** | 2,640 |
| Investments in joint ventures | 於合營企業投資 | 13 | **2,938** | 2,699 |
| Other financial assets | 其他金融資產 | 14 | **91** | 91 |
| Deposits | 按金 | 19 | **673** | 856 |
| Deferred income tax assets | 遞延所得稅資產 | | **27** | 1 |
| | | | **54,973** | 49,559 |
| **Current assets** | **流動資產** | | | |
| Inventories | 存貨 | 16 | **2,872** | 1,046 |
| Trade receivables | 貿易應收款項 | 17 | **19,961** | 9,163 |
| Contract assets | 合約資產 | 18 | **74,125** | 56,955 |
| Deposits, prepayments and other receivables | 按金、預付款項及其他應收款項 | 19 | **4,290** | 3,995 |
| Pledged bank deposits | 已抵押銀行存款 | 20 | **1,546** | 1,099 |
| Cash at banks and on hand | 銀行現金及手頭現金 | 20 | **9,420** | 8,144 |
| | | | **112,214** | 80,402 |
| **Current liabilities** | **流動負債** | | | |
| Trade and retention payables | 貿易應付款項及應付保留金 | 21 | **11,113** | 11,964 |
| Accruals, other payables and provisions | 應計費用、其他應付款項及撥備 | 22 | **7,433** | 5,326 |
| Contract liabilities | 合約負債 | 18 | **1,081** | – |
| Current income tax liabilities | 即期所得稅負債 | | **1,481** | 1,415 |
| Bank borrowings | 銀行借款 | 24 | **71,087** | 41,316 |
| Lease liabilities | 租賃負債 | 23 | **260** | 259 |
| | | | **92,455** | 60,280 |
| **Net current assets** | **流動資產淨值** | | **19,759** | 20,122 |
| **Total assets less current liabilities** | **資產總值減流動負債** | | **74,732** | 69,681 |

# Interim Condensed Consolidated Statement of Financial Position
# 中期簡明綜合財務狀況表

As at 30 June 2026　於二零二六年六月三十日

| | | Notes 附註 | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|---|
| **Non-current liabilities** | **非流動負債** | | | |
| Deferred income tax liabilities | 遞延所得稅負債 | | **351** | 331 |
| Bank borrowings | 銀行借款 | 24 | **4,717** | 2,910 |
| Lease liabilities | 租賃負債 | 23 | **2,424** | 2,375 |
| Deposits | 按金 | 22 | **401** | 547 |
| Provisions | 撥備 | 22 | **748** | 748 |
| | | | **8,641** | 6,911 |
| **Net assets** | **資產淨值** | | **66,091** | 62,770 |
| **EQUITY** | **權益** | | | |
| **Equity attributable to owners of the Company** | **本公司擁有人應佔權益** | | | |
| Share capital | 股本 | 25 | **1,915** | 1,915 |
| Share premium | 股份溢價 | | **15,475** | 15,475 |
| Revaluation reserve | 重估儲備 | | **586** | 586 |
| Other reserve | 其他儲備 | | **10,413** | 10,413 |
| Exchange reserve | 匯兑儲備 | | **248** | 268 |
| Retained earnings | 保留盈利 | | **34,899** | 31,414 |
| | | | **63,536** | 60,071 |
| Non-controlling interests | 非控股權益 | | **2,555** | 2,699 |
| **Total equity** | **權益總額** | | **66,091** | 62,770 |

The above unaudited interim condensed consolidated statement of financial position should be read in conjunction with the accompanying notes.

上述未經審計中期簡明綜合財務狀況表應與隨附附註一併閱讀。

# Interim Condensed Consolidated Statement of Changes in Equity
# 中期簡明綜合權益變動表

For the six months ended 30 June 2026　截至二零二六年六月三十日止六個月

| | | Attributable to equity holders of the Company 本公司權益持有人應佔 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Share capital 股本 S$'000 千新元 | Share premium 股份溢價 S$'000 千新元 | Revaluation reserve 重估儲備 S$'000 千新元 | Other reserve 其他儲備 S$'000 千新元 | Exchange reserve 匯兌儲備 S$'000 千新元 | Retained earnings 保留盈利 S$'000 千新元 | Total 總計 S$'000 千新元 | Non-controlling interest 非控股權益 S$'000 千新元 | Total 總計 S$'000 千新元 |
| At 1 January 2026 | 於二零二六年一月一日 | **1,915** | **15,475** | **586** | **10,413** | **268** | **31,414** | **60,071** | **2,699** | **62,770** |
| Profit for the period | 期間溢利 | **–** | **–** | **–** | **–** | **–** | **3,485** | **3,485** | **(144)** | **3,341** |
| Exchange difference arising on translation | 換算所產生匯兌差額 | **–** | **–** | **–** | **–** | **(4)** | **–** | **(4)** | **–** | **(4)** |
| Share of other comprehensive loss of a joint venture, net of tax | 應佔合營企業其他全面虧損，扣除稅項 | **–** | **–** | **–** | **–** | **(16)** | **–** | **(16)** | **–** | **(16)** |
| At 30 June 2026 (Unaudited) | 於二零二六年六月三十日（未經審計） | **1,915** | **15,475** | **586** | **10,413** | **248** | **34,899** | **63,536** | **2,555** | **66,091** |
| At 1 January 2025 | 於二零二五年一月一日 | 1,915 | 15,475 | 586 | 10,413 | 425 | 26,618 | 55,432 | 2,654 | 58,086 |
| Profit for the period | 期間溢利 | – | – | – | – | – | 272 | 272 | (11) | 261 |
| Exchange difference arising on translation | 換算所產生匯兌差額 | – | – | – | – | 1 | – | 1 | – | 1 |
| Share of other comprehensive income of a joint venture, net of tax | 應佔合營企業其他全面收益，扣除稅項 | – | – | – | – | 30 | – | 30 | – | 30 |
| At 30 June 2025 (Unaudited) | 於二零二五年六月三十日（未經審計） | 1,915 | 15,475 | 586 | 10,413 | 456 | 26,890 | 55,735 | 2,643 | 58,378 |

The above unaudited interim condensed consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

上述未經審計中期簡明綜合權益變動表應與隨附附註一併閱讀。

# Interim Condensed Consolidated Statement of Cash Flows
# 中期簡明綜合現金流量表

For the six months ended 30 June 2026　截至二零二六年六月三十日止六個月

| | | Notes 附註 | For the six months ended 30 June 截至六月三十日止六個月 2026 二零二六年 S$'000 千新元 (Unaudited) (未經審計) | 2025 二零二五年 S$'000 千新元 (Unaudited) (未經審計) |
|---|---|---|---|---|
| **Cash flows from operating activities** | **經營活動所得現金流量** | | | |
| Net cash used in operations | 經營所用現金淨額 | | **(19,403)** | (172) |
| Income tax paid | 已付所得稅 | | **(760)** | (419) |
| Interest received | 已收利息 | | **17** | 110 |
| **Net cash used in operating activities** | **經營活動所用現金淨額** | | **(20,146)** | (481) |
| **Cash flows from investing activities** | **投資活動所得現金流量** | | | |
| Proceeds from disposal of property, plant and equipment | 出售物業、廠房及設備所得款項 | | **81** | 93 |
| Purchase of property, plant and equipment | 購買物業、廠房及設備 | | **(3,675)** | (4,635) |
| Deposit paid for acquisition of property, plant and equipment | 支付收購物業、廠房及設備的按金 | | **(262)** | – |
| Placements of bank deposits with original maturity of over three months | 存放原到期日超過三個月的銀行存款 | | **(1,045)** | (3,063) |
| Withdrawals of bank deposits with original maturity of over three months | 提取原到期日超過三個月的銀行存款 | | **1,037** | – |
| (Increase)/decrease in pledged bank deposits | 已抵押銀行存款（增加）／減少 | | **(447)** | 2,285 |
| Amount due from a joint venture | 應收一間合營企業款項 | | **160** | – |
| **Net cash used in investing activities** | **投資活動所用現金淨額** | | **(4,151)** | (5,320) |
| **Cash flows from financing activities** | **融資活動所得現金流量** | | | |
| Interest paid | 已付利息 | | **(957)** | (675) |
| Proceeds from bank borrowings | 銀行借款所得款項 | | **47,612** | 13,751 |
| Repayments of bank borrowings | 償還銀行借款 | | **(20,911)** | (14,993) |
| Repayments of lease liabilities | 償還租賃負債 | | **(177)** | (178) |
| **Net cash generated from/(used in) financing activities** | **融資活動所得／（所用）現金淨額** | | **25,567** | (2,095) |

# Interim Condensed Consolidated Statement of Cash Flows
# 中期簡明綜合現金流量表

For the six months ended 30 June 2026　截至二零二六年六月三十日止六個月

| | | Notes 附註 | For the six months ended 30 June 截至六月三十日止六個月 2026 二零二六年 S$'000 千新元 (Unaudited) (未經審計) | 2025 二零二五年 S$'000 千新元 (Unaudited) (未經審計) |
|---|---|---|---|---|
| **Net increase/(decrease) in cash and cash equivalents** | **現金及現金等價物增加／（減少）淨額** | | **1,270** | (7,896) |
| Cash and cash equivalents at beginning of the period | 於期初的現金及現金等價物 | | **7,107** | 16,239 |
| Exchange difference for bank balance not denominated in S$ | 並非以新元計值銀行結餘的匯兑差額 | | **(2)** | (3) |
| **Cash and cash equivalents at end of the period** | **於期末的現金及現金等價物** | | **8,375** | 8,340 |
| **Analysis of the balances of cash and cash equivalents** | **現金及現金等價物結餘分析** | | | |
| Cash at banks and on hand | 銀行現金及手頭現金 | 20 | **9,420** | 11,403 |
| Less: Bank deposits with original maturity of over three months | 減：原到期日超過三個月的銀行存款 | 20 | **(1,045)** | (3,063) |
| | | | **8,375** | 8,340 |

The above unaudited interim condensed consolidated statement of cash flows should be read in conjunction with the accompanying notes.

上述未經審計中期簡明綜合現金流量表應與隨附附註一併閱讀。

# Notes to the Condensed Consolidated Interim Financial Statements
# 簡明綜合中期財務報表附註

## 1 GENERAL INFORMATION OF THE GROUP

The Company was incorporated in the Cayman Islands on 15 May 2019 as an exempted company with limited liability under the Companies Law (Cap. 22, Law 3 of 1961 as consolidated and revised) of the Cayman Islands. The registered office of the Company is Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands. The principal place of business is 37 Kranji Link, Singapore 728643.

The shares of the Company have been listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") (the "**Listing**") by way of public offer of the shares on 12 March 2020.

The Company is an investment holding company. The Company and its subsidiaries (the "**Group**") are principally engaged in carrying out civil engineering projects in Singapore. The ultimate holding company of the Company is WG International (BVI) Limited ("**WGI BVI**"), a company incorporated in the British Virgin Islands ("**BVI**") and the ultimate controlling parties of the Group are Mr. Ng Tian Soo ("**NTS**"), Mr. Ng Tian Kew ("**NTK**"), Mr. Ng Tian Fah ("**NTF**"), and Ms. Ng Mei Lian ("**NML**") (collectively, the "**Controlling Shareholders**").

## 1 本集團的一般資料

本公司於二零一九年五月十五日根據開曼群島法例第22章公司法(一九六一年第3號法例，經綜合及修訂)在開曼群島註冊成立為一間獲豁免有限公司。本公司的註冊辦事處為Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands。主要營業地點為37 Kranji Link, Singapore 728643。

本公司股份於二零二零年三月十二日以公開發售形式在香港聯合交易所有限公司(「**聯交所**」)主板上市(「**上市**」)。

本公司為投資控股公司。本公司及其附屬公司(「**本集團**」)主要在新加坡從事開展土木工程項目。本公司的最終控股公司為WG International (BVI) Limited(「**WGI BVI**」)，一間於英屬處女群島(「**英屬處女群島**」)註冊成立的公司。本集團的最終控制方為伍天送先生(「**NTS**」)、伍泄逑先生(「**NTK**」)、伍泄華先生(「**NTF**」)及伍美霖女士(「**NML**」)(統稱「**控股股東**」)。

## 2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The unaudited condensed consolidated interim financial statements for the six months ended 30 June 2026 have been prepared in accordance with IFRS Accounting Standards, which collective term includes all International Financial Reporting Standards ("**IFRSs**"), International Accounting Standard ("**IASs**"), "Interim Financial Reporting" issued by the International Accounting Standards Board ("**IASB**"). These unaudited condensed consolidated interim financial statements also include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**") and by the Hong Kong Companies Ordinance ("**HKCO**").

## 2 財務報表的編製基準

截至二零二六年六月三十日止六個月的未經審計簡明綜合中期財務報表乃根據國際財務報告準則會計準則(包括國際會計準則理事會(「**國際會計準則理事會**」)頒佈的所有國際財務報告準則(「**國際財務報告準則**」)、國際會計準則(「**國際會計準則**」)、「中期財務報告」)編製。該等未經審計簡明綜合中期財務報表亦包括聯交所證券上市規則(「**上市規則**」)及香港公司條例(「**香港公司條例**」)的適用披露規定。

## 2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS (Continued)

The unaudited condensed consolidated interim financial statements are presented in Singapore Dollars ("**S$**"). All values are rounded to the nearest thousand except when otherwise indicated. The directors of the Company considered Hong Kong dollars ("**HK$**") is the functional currency of the Company since the business transactions, in terms of operating, investing and financing activities of the Company itself are mainly denominated in HK$. The reason for selecting S$ as its presentation currency is because most of the business activities of the Group are carried out in Singapore and denominated in S$.

The unaudited condensed consolidated interim financial statements does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025.

These unaudited condensed consolidated interim financial statements have been prepared with the same accounting policies adopted in the Group's annual consolidated financial statements for the year ended 31 December 2025, except for those that relate to the amendments to IFRSs effective for the first time for periods beginning on or after 1 January 2026.

### Application of amendments to IFRSs

In the current interim period, the Group has applied the following amendments to IFRSs issued by the IASB, for the first time, which are mandatorily effective for the annual period beginning on or after 1 January 2026 for the preparation of the Group's unaudited condensed consolidated interim financial statements:

| | |
|---|---|
| Amendments to IFRS 9 and IFRS 7 | Amendments to the Classification and Measurement of Financial Instruments |
| Amendments to IFRS 9 and IFRS 7 | Contracts Referencing Nature-dependent Electricity |
| Amendments to IFRS Accounting Standards | Annual Improvements to IFRS Accounting Standards – Volume 11 |

## 2 財務報表的編製基準(續)

未經審計簡明綜合中期財務報表以新加坡元(「**新元**」)呈列。除另有註明外，所有數值均湊整至最接近的千位數。本公司董事認為港元(「**港元**」)為本公司的功能貨幣，原因為就本公司本身的營運、投資及融資活動而言，業務交易主要以港元計值。選擇新元為呈列貨幣乃由於本集團的大部分業務活動都在新加坡進行，並以新元計值。

未經審計簡明綜合中期財務報表並不包括年度財務報表所需的全部資料及披露，並應與本集團截至二零二五年十二月三十一日止年度的年度綜合財務報表一併閱讀。

編製該等未經審計簡明綜合中期財務報表所採用的會計政策與本集團截至二零二五年十二月三十一日止年度的年度綜合財務報表所採用者一致，惟於自二零二六年一月一日或之後開始的期間首次生效的國際財務報告準則修訂本除外。

### 應用國際財務報告準則修訂本

於本中期期間，本集團已首次應用以下由國際會計準則理事會頒佈並於二零二六年一月一日或之後開始的年度期間強制生效的國際財務報告準則修訂本，以編製本集團未經審計簡明綜合中期財務報表：

| | |
|---|---|
| 國際財務報告準則第9號及國際財務報告準則第7號(修訂本) | 金融工具分類及計量之修訂 |
| 國際財務報告準則第9號及國際財務報告準則第7號(修訂本) | 涉及自然依賴型電力之合約 |
| 國際財務報告準則會計準則(修訂本) | 國際財務報告準則會計準則的年度改進 — 第11冊 |

## 2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS (Continued)

### Application of amendments to IFRSs (Continued)

The directors considered that the application of the amendments to IFRSs in the current period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in the unaudited condensed consolidated interim financial statements.

The Group has not early applied the new and amendments to IFRSs that have been issued but are not yet effective. The Group has already commenced an assessment of the related impact to the Group that are relevant to the Group. According to the preliminary assessment made, the directors of the Company do not anticipate any significant impact on the Group's financial position and results of operations.

## 2 財務報表的編製基準(續)

### 應用國際財務報告準則修訂本(續)

董事認為本期間應用國際財務報告準則的修訂本對本集團於本期間及過往期間的財務狀況及表現及／或未經審計簡明綜合中期財務報表所載披露事項並無產生重大影響。

本集團並無提早應用已頒佈但尚未生效的新訂國際財務報告準則及其修訂本。本集團已開始評估涉及本集團而對本集團產生的相關影響。根據初步評估，本公司董事預計本集團的財務狀況及經營業績不會受到任何重大影響。

## 3 SEGMENT INFORMATION

The chief operating decision-maker (the "**CODM**") has been identified as the executive directors of the Company who review the Group's internal reporting in order to assess performance and allocate resources. The CODM has determined the operating segments based on these reports.

The CODM assesses the performance based on profit after income tax and considers all businesses to be included in a single operating segment.

The Group is principally engaged in the general construction of civil engineering projects through the operating companies in Singapore. Information reported to the CODM, for the purpose of resources allocation and performance assessment, focuses on the operating results of the operating companies as a whole as the Group's resources are integrated and no discrete operating segment financial information is available. Accordingly, no operating segment information is presented.

All of the Group's activities, other than those of certain joint ventures, are carried out in Singapore and all of the Group's assets and liabilities are located in Singapore. Accordingly, no analysis by geographical basis was presented.

## 3 分部資料

主要經營決策者(「**主要經營決策者**」)指本公司檢討本集團內部報告以評估表現及分配資源的執行董事。主要經營決策者基於該等報告釐定經營分部。

主要經營決策者根據除所得稅後溢利評估表現，並將所有業務納入為單一經營分部。

本集團主要透過新加坡營運公司從事一般土木工程建造項目。向主要經營決策者呈報以供資源分配及表現評估之資料集中於營運公司之整體經營業績，此乃由於本集團之資源整合，並無獨立之經營分部財務資料。因此，並無呈列經營分部資料。

本集團之所有活動(若干合營企業者除外)均在新加坡進行，且本集團的所有資產及負債均位於新加坡。因此，並無呈列地域分析。

## 3 SEGMENT INFORMATION (Continued)

For the six months ended 30 June 2026, there were 4 customers (six months ended 30 June 2025: Same) which individually contributed to over 10% of the Group's total revenue. Revenue generated from these customers for the six months ended 30 June 2026 and 2025 are summarised below:

## 3 分部資料(續)

截至二零二六年六月三十日止六個月，有四名(截至二零二五年六月三十日止六個月：相同)客戶單獨佔本集團總收益的10%以上。該等客戶於截至二零二六年及二零二五年六月三十日止六個月產生的收益概述如下：

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026 二零二六年** | 2025 二零二五年 |
| | | **S$'000 千新元** | S$'000 千新元 |
| | | **(Unaudited) (未經審計)** | (Unaudited) (未經審計) |
| Customer 1 | 客戶1 | **9,975** | 8,310 |
| Customer 2 | 客戶2 | **9,785** | 6,846 |
| Customer 3 | 客戶3 | **N/A* 不適用*** | 6,217 |
| Customer 4 | 客戶4 | **N/A* 不適用*** | 4,521 |
| Customer 5 | 客戶5 | **19,519** | N/A* 不適用* |
| Customer 6 | 客戶6 | **12,100** | N/A* 不適用* |

* The corresponding revenue from this customer is not disclosed as such revenue alone did not account for 10% or more of the Group's revenue.

* 由於來自該客戶的收益本身並未佔本集團收益的10%或以上，故並無披露相應收益。

## 4 REVENUE

The Group derives its revenue from the transfer of goods and services over time and at a point in time in the following streams of revenue:

## 4 收益

本集團的收益來自以下收益來源中隨時間推移及於某一時間點轉移的貨物及服務：

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026 二零二六年** | 2025 二零二五年 |
| | | **S$'000 千新元** | S$'000 千新元 |
| | | **(Unaudited) (未經審計)** | (Unaudited) (未經審計) |
| Revenue from contract works | 合約工程所得收益 | **58,884** | 33,545 |
| Road milling and resurfacing services | 道路銑刨及重鋪服務 | **3,431** | 3,942 |
| Ancillary support and other services | 輔助支援及其他服務 | **5,200** | 2,785 |
| Sale of goods and milled waste | 銷售貨物及研磨廢料 | **2,611** | 1,967 |
| | | **70,126** | 42,239 |
| Revenue recognised: | 確認收益： | | |
| Over time | 隨時間推移 | **67,515** | 40,272 |
| At point in time | 於某一時間點 | **2,611** | 1,967 |
| | | **70,126** | 42,239 |

## 5 OTHER INCOME AND OTHER GAINS, NET

## 5 其他收入及其他收益淨額

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026 二零二六年** | 2025 二零二五年 |
| | | **S$'000 千新元** | S$'000 千新元 |
| | | **(Unaudited) (未經審計)** | (Unaudited) (未經審計) |
| Other income: | 其他收入： | | |
| Rental income from investment properties (Note 12) | 投資物業的租金收入（附註12） | **31** | 27 |
| Rental income from a property (Note (a)) | 物業的租金收入（附註(a)） | **283** | 240 |
| Government grants (Note (b)) | 政府補助（附註(b)） | **117** | 109 |
| Workplace safety and health awards | 工作場所安全及健康獎 | **24** | 24 |
| Sales of electricity and renewable energy certificates (Note (c)) | 銷售電力及可再生能源證書（附註(c)） | **101** | 149 |
| Others | 其他 | **–*** | 1 |
| | | **556** | 550 |
| Other gains, net: | 其他收益淨額： | | |
| Gain on disposal of property, plant and equipment, net | 出售物業、廠房及設備的收益淨額 | **81** | 50 |
| Loss on write off of property, plant and equipment, net | 撇銷物業、廠房及設備的虧損淨額 | **(1)** | –* |
| Net foreign exchange loss | 匯兑虧損淨額 | **–*** | (2) |
| | | **80** | 48 |
| | | **636** | 598 |

* Less than S$1,000

Notes:

(a) The Group sub-leases certain areas of one of its leased properties to earn rentals. The management considers that those sub-leased areas could not be sold separately, and the corresponding rental income is insignificant. The relevant leased property is mainly used by the Group as a warehouse and is classified as leasehold land and buildings under property, plant and equipment as set out in Note 11.

(b) For the six months ended 30 June 2026, government grants were represented by general incentives and subsidies provided by Singapore Government for supporting local entities and community, such as Progressive Wage Credit Scheme, Childcare Leave Scheme, Senior Employment Credit, Corporate Income Tax Rebate Cash Grant etc (six months ended 30 June 2025: Same). These incentives and subsidies were granted in the form of cash payout and there were no unfulfilled conditions or contingencies relating to these grants.

* 少於1,000新元

附註：

(a) 本集團將其一項租賃物業的若干區域分租以收取租金。管理層認為，該等分租區域不可獨立出售，而相應的租金收入並不重大。相關租賃物業主要被本集團用作倉庫，並如附註11所述分類為物業、廠房及設備項下的租賃土地及樓宇。

(b) 截至二零二六年六月三十日止六個月，政府補助是新加坡政府為扶持本地實體和社群而提供的一般獎勵及補貼，如漸進式加薪補貼計劃、育兒假計劃、年長員工就業補貼、企業所得稅回扣現金補助等（截至二零二五年六月三十日止六個月：相同）。該等獎勵及補貼以現金支付的形式授予，且該等補助概無附帶任何未實現條件或或然事項。

## 5 OTHER INCOME AND OTHER GAINS, NET (Continued)

Notes: (continued)

(c) Sales of electricity and renewable energy certificates represent income derived from the solar panel installed at two of the Group's leased properties. Electricity generated is primarily consumed by the Group, with excess electricity sold to the grid in accordance with prevailing market arrangements. The Group recognized income from the sale of renewable energy certificates ("**RECs**") arising from the electricity generated from the solar panel. These RECs are sold to third parties under separate contractual arrangements.

## 5 其他收入及其他收益淨額(續)

附註:(續)

(c) 銷售電力及可再生能源證書的收益,乃源自安裝於本集團其中兩個租賃物業的太陽能發電板。所產生的電力主要供本集團自用,剩餘電力則根據現行市場安排出售予電網。本集團確認來自銷售太陽能發電板所產生電力的可再生能源證書(「**可再生能源證書**」)的收益。該等可再生能源證書根據獨立合約安排出售予第三方。

## 6 OPERATING PROFIT

Operating profit for the period is stated after charging the following:

## 6 經營溢利

期間經營溢利乃經扣除以下各項後列賬:

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026 二零二六年 S$'000 千新元 (Unaudited) (未經審計)** | 2025 二零二五年 S$'000 千新元 (Unaudited) (未經審計) |
| Raw materials and consumables used (Note 16) | 所用原材料及消耗品(附註16) | **7,078** | 4,311 |
| Subcontracting charges | 分包費用 | **21,334** | 11,145 |
| Site expenses | 場地費用 | **4,578** | 2,062 |
| Auditor's remuneration | 核數師酬金 | **116** | 106 |
| Depreciation of property, plant and equipment (Note 11) | 物業、廠房及設備折舊(附註11) | **3,446** | 3,369 |
| Employee benefit expenses, including directors' emoluments (Note 7) | 僱員福利開支(包括董事薪酬)(附註7) | **19,771** | 13,604 |
| Insurance expenses | 保險開支 | **884** | 725 |

## 7 EMPLOYEE BENEFIT EXPENSES, INCLUDING DIRECTORS' EMOLUMENTS

## 7 僱員福利開支(包括董事薪酬)

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026** | 2025 |
| | | **二零二六年** | 二零二五年 |
| | | **S$'000** | S$'000 |
| | | **千新元** | 千新元 |
| | | **(Unaudited)** | (Unaudited) |
| | | **(未經審計)** | (未經審計) |
| Wages, salaries and bonuses | 工資、薪金及花紅 | **16,508** | 10,797 |
| Foreign workers levy | 外籍工人徵費 | **2,220** | 1,858 |
| Retirement benefit costs — defined contribution plan (Note) | 退休福利成本 — 定額供款計劃(附註) | **733** | 517 |
| Staff benefits | 員工福利 | **310** | 432 |
| | | **19,771** | 13,604 |
| Cost of sales | 銷售成本 | **15,725** | 10,837 |
| Administrative expenses | 行政開支 | **4,046** | 2,767 |
| | | **19,771** | 13,604 |

Note:

Defined contribution plan represents the central provident fund ("**CPF**") scheme which is a mandatory social security savings scheme funded by contributions from employers and employees. Pursuant to the Central Provident Fund Act, Chapter 36 of Singapore, an employer is obliged to make CPF contributions ranging from 3.5% to 17% (six months ended 30 June 2025: 5% to 20%) of wage for all employees who are Singapore citizens or permanent residents of Singapore. CPF contributions are not applicable for foreigners. Contribution to the plan vest immediately, there are no forfeited contributions that may be used by the Group to reduce the existing level of contribution.

附註:

定額供款計劃即中央公積金(「**中央公積金**」)計劃是一項強制性社會保障儲蓄計劃,由僱主和僱員的供款供資。根據中央公積金法(新加坡法例第36章),僱主有義務為所有新加坡公民僱員或新加坡的永久居民僱員按工資的3.5%至17%(截至二零二五年六月三十日止六個月:5%至20%)作中央公積金供款。中央公積金供款不適用於外籍人士。計劃供款即時歸屬,概無可供本集團降低現有供款水平之已沒收供款。

## 8 FINANCE INCOME AND FINANCE COSTS 8 財務收入及財務成本

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026** | 2025 |
| | | **二零二六年** | 二零二五年 |
| | | **S$'000** | S$'000 |
| | | **千新元** | 千新元 |
| | | **(Unaudited)** | (Unaudited) |
| | | **（未經審計）** | （未經審計） |
| **Finance income** | **財務收入** | | |
| Interests from: | 利息來自： | | |
| — Bank deposits | — 銀行存款 | **15** | 91 |
| — Pledged bank deposits | — 已抵押銀行存款 | **2** | 19 |
| | | **17** | 110 |
| **Finance costs** | **財務成本** | | |
| Interests on: | 利息來自： | | |
| — Bank borrowings | — 銀行借款 | **895** | 615 |
| — Lease liabilities | — 租賃負債 | **62** | 60 |
| — Unwinding of discount of reinstatement costs (Note 22) | — 恢復成本折現轉回（附註22） | **–** | 13 |
| | | **957** | 688 |

## 9 INCOME TAX EXPENSE

## 9 所得稅開支

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026 二零二六年** | 2025 二零二五年 |
| | | **S$'000 千新元** | S$'000 千新元 |
| | | **(Unaudited) (未經審計)** | (Unaudited) (未經審計) |
| **Current tax** | **即期稅項** | | |
| — Current period — Singapore (Note (d)) | — 本期間 — 新加坡(附註(d)) | **826** | 734 |
| **Deferred tax** | **遞延稅項** | | |
| — Current period | — 本期間 | **(5)** | (362) |
| **Income tax expense** | **所得稅開支** | **821** | 372 |

Notes:

(a) Under the current laws of Cayman Islands, the Company is not subject to tax on income or capital gain. In addition, upon payments of dividends by the Company to its shareholders, no Cayman Islands withholding tax will be imposed.

(b) No provision for income tax in the British Virgin Islands (the "**BVI**") has been made as the Company's subsidiaries had no assessable income in BVI during the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

(c) Hong Kong Profits Tax had not been provided for as the Company and its subsidiaries had no assessable profit in Hong Kong during the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

(d) The Group mainly operates in Singapore. Income tax had been provided at the applicable tax rate of 17% (six months ended 30 June 2025: Same) of Singapore on the estimated assessable profits during the six months ended 30 June 2026.

附註：

(a) 根據開曼群島現行法律，本公司毋須繳納所得稅或資本增值稅。此外，於本公司向其股東派發股息時亦不會徵收開曼群島預扣稅。

(b) 截至二零二六年六月三十日止六個月，由於本公司旗下附屬公司於英屬處女群島(「**英屬處女群島**」)並無應課稅收入，故並無計提英屬處女群島所得稅撥備(截至二零二五年六月三十日止六個月：無)。

(c) 截至二零二六年六月三十日止六個月，本公司及其附屬公司於香港並無應課稅溢利，故並無計提香港利得稅撥備(截至二零二五年六月三十日止六個月：無)。

(d) 本集團主要於新加坡經營業務。截至二零二六年六月三十日止六個月，新加坡所得稅乃就估計應課稅溢利按適用稅率17%(截至二零二五年六月三十日止六個月：相同)計提。

## 10 EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the profit attributable to the equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

## 10 每股盈利

每股基本盈利乃通過將本公司權益持有人應佔溢利除以本期間已發行普通股加權平均數計算得出。

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026 二零二六年 (Unaudited) (未經審計)** | 2025 二零二五年 (Unaudited) (未經審計) |
| **Earnings:** Profit for the period attributable to the equity holders of the Company (S$'000) | **盈利：** 本公司權益持有人應佔期間溢利（千新元） | **3,485** | 272 |
| **Number of shares:** Weighted average number of ordinary shares (in thousand) | **股份數目：** 普通股加權平均數（千股） | **1,064,000** | 1,064,000 |

For the six months ended 30 June 2026 and 2025, the number of shares used for the purpose of calculating basic earnings per share represented the weighted average of 1,064,000,000 ordinary shares in issue during the period.

截至二零二六年及二零二五年六月三十日止六個月，用於計算每股基本盈利的股份數目指期內已發行普通股加權平均數1,064,000,000股。

Diluted earnings per share was the same as the basic earnings per share as there were no dilutive potential ordinary shares outstanding during the six months ended 30 June 2026 (six months ended 30 June 2025: Same).

截至二零二六年六月三十日止六個月，由於並無發行在外的攤薄潛在普通股，故每股攤薄盈利金額與每股基本盈利金額相同（截至二零二五年六月三十日止六個月：相同）。

## 11 PROPERTY, PLANT AND EQUIPMENT

## 11 物業、廠房及設備

| | | Leasehold land and buildings (Note (a) & (b)) 租賃土地及樓宇（附註(a)及(b)） S$'000 千新元 | Motor Vehicles (Note (b)) 汽車（附註(b)） S$'000 千新元 | Computers, office equipment and furniture and fittings (Note (b)) 電腦、辦公設備及家具及配件（附註(b)） S$'000 千新元 | Plant and machinery (Note (b)) 廠房及機械（附註(b)） S$'000 千新元 | Renovation 翻新 S$'000 千新元 | Total 總計 S$'000 千新元 |
|---|---|---|---|---|---|---|---|
| **Period ended 30 June 2026 (Unaudited)** | **截至二零二六年六月三十日止期間（未經審計）** | | | | | | |
| Opening net book amount | 期初賬面淨值 | **29,231** | **8,600** | **195** | **5,228** | **18** | **43,272** |
| Additions | 添置 | **227** | **6,080** | **71** | **2,401** | **–** | **8,779** |
| Written-off | 撇銷 | **–** | **–** | **–** | **(1)** | **–** | **(1)** |
| Disposals | 出售 | **–** | **(–*)** | **(–*)** | **–** | **–** | **(–*)** |
| Depreciation (Note 6) | 折舊（附註6） | **(809)** | **(1,259)** | **(84)** | **(1,286)** | **(8)** | **(3,446)** |
| Closing net book amount | 期末賬面淨值 | **28,649** | **13,421** | **182** | **6,342** | **10** | **48,604** |
| **At 30 June 2026** | **於二零二六年六月三十日** | | | | | | |
| Cost | 成本 | **47,511** | **28,026** | **1,633** | **22,594** | **938** | **100,702** |
| Accumulated depreciation | 累計折舊 | **(18,862)** | **(14,605)** | **(1,451)** | **(16,252)** | **(928)** | **(52,098)** |
| Net book amount | 賬面淨值 | **28,649** | **13,421** | **182** | **6,342** | **10** | **48,604** |
| **Year ended 31 December 2025 (Audited)** | **截至二零二五年十二月三十一日止年度（經審計）** | | | | | | |
| Opening net book amount | 年初賬面淨值 | 12,532 | 5,991 | 202 | 4,165 | 94 | 22,984 |
| Additions | 添置 | 19,732 | 4,611 | 169 | 3,192 | – | 27,704 |
| Written-off | 撇銷 | – | – | (–*) | (1) | –* | (1) |
| Disposals | 出售 | – | (116) | – | (–*) | – | (116) |
| Early termination lease | 提早終止租賃 | – | – | (7) | – | – | (7) |
| Depreciation | 折舊 | (3,033) | (1,886) | (169) | (2,128) | (76) | (7,292) |
| Closing net book amount | 年末賬面淨值 | 29,231 | 8,600 | 195 | 5,228 | 18 | 43,272 |
| **At 31 December 2025** | **於二零二五年十二月三十一日** | | | | | | |
| Cost | 成本 | 47,284 | 22,014 | 1,565 | 20,311 | 938 | 92,112 |
| Accumulated depreciation | 累計折舊 | (18,053) | (13,414) | (1,370) | (15,083) | (920) | (48,840) |
| Net book amount | 賬面淨值 | 29,231 | 8,600 | 195 | 5,228 | 18 | 43,272 |

* Less than S$1,000

* 少於1,000新元

## 11 PROPERTY, PLANT AND EQUIPMENT (Continued)

Notes:

(a) As at 30 June 2026, the Group's leasehold land and buildings were represented by the following:

(i) leasehold land and buildings located in Singapore under fixed lease terms of approximately 1 to 35 years (31 December 2025: Same). As at 30 June 2026, the remaining lease terms of these leasehold land and buildings were approximately 6 months to 29 years (31 December 2025: 1 to 30 years); and

(ii) For both periods, the Group also leases certain land located in Singapore from landlords for lease terms of approximately 2 years.

(b) Right-of-use assets under leasing arrangements are presented as if the underlying assets were owned by the Group. Details of such leased assets are disclosed in Note 23(i).

(c) As at 30 June 2026, the leasehold land and buildings of the Group with net carrying amount of approximately S$26,243,000 (31 December 2025: S$26,866,000) were pledged to secure the bank borrowings of the Group (Note 24).

(d) As at 30 June 2026, motor vehicles and plant and machinery with carrying amounts of approximately S$9,049,000 and S$2,742,000 (31 December 2025: S$5,695,000 and S$2,985,000), respectively, held by the Group were pledged for certain bank borrowings. The related assets were pledged as security for the related financing (Note 24).

Depreciation of the Group's property, plant and equipment has been charged to the unaudited interim condensed consolidated statement of comprehensive income as follows:

## 11 物業、廠房及設備(續)

附註：

(a) 於二零二六年六月三十日，本集團的租賃土地及樓宇由以下各項組成：

(i) 位於新加坡的租賃土地及樓宇，固定租期為1至35年（二零二五年十二月三十一日：相同）。於二零二六年六月三十日，該等租賃土地及樓宇的剩餘租期約為6個月至29年（二零二五年十二月三十一日：1至30年）；及

(ii) 於兩個期間，本集團亦向業主租賃位於新加坡的若干土地，租期約為兩年。

(b) 租賃安排項下的使用權資產，以相關資產由本集團擁有為基準呈列。有關該等租賃資產的詳情於附註23(i)披露。

(c) 於二零二六年六月三十日，本集團已抵押賬面淨值約26,243,000新元（二零二五年十二月三十一日：26,866,000新元）的租賃土地及樓宇，作為本集團銀行借款的擔保（附註24）。

(d) 於二零二六年六月三十日，本集團持有賬面值分別約為9,049,000新元及2,742,000新元（二零二五年十二月三十一日：5,695,000新元及2,985,000新元）的汽車及廠房及機械已就若干銀行借款作抵押。有關資產已抵押作為相關融資的擔保（附註24）。

本集團自未經審計中期簡明綜合全面收益表扣除的物業、廠房及設備折舊如下：

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026 二零二六年 S$'000 千新元 (Unaudited) (未經審計)** | 2025 二零二五年 S$'000 千新元 (Unaudited) (未經審計) |
| Cost of sales | 銷售成本 | **3,260** | 3,051 |
| Administrative expenses | 行政開支 | **186** | 318 |
| | | **3,446** | 3,369 |

## 12 INVESTMENT PROPERTIES

## 12 投資物業

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Beginning of the period/year | 期／年初 | **2,640** | 2,390 |
| Fair value gain recognised in the unaudited interim condensed consolidated statement of comprehensive income | 於未經審計中期簡明綜合全面收益表內確認的公平值收益 | **–** | 250 |
| End of the period/year | 期／年末 | **2,640** | 2,640 |

Independent valuations of the Group's investment properties were performed by Knight Frank Pte Ltd, an independent qualified valuer, to determine the fair value of the investment properties as at 31 December 2025. For the purpose of interim report, management expects that the fair value of investment properties did not materially change and full year valuation will be done for 31 December 2026.

As at 30 June 2026, the investment properties of the Group with fair value of approximately S$2,640,000 (31 December 2025: Same) were pledged to secure the bank borrowings of the Group (Note 24).

本集團投資物業的獨立估值由獨立合資格估值師萊坊測量師行有限公司進行，以釐定投資物業於二零二五年十二月三十一日的公平值。就中期報告而言，管理層預計投資物業的公平值不會發生重大變動，並將於二零二六年十二月三十一日完成全年估值。

於二零二六年六月三十日，本集團公平值約為2,640,000新元（二零二五年十二月三十一日：相同）的投資物業已用作為取得本集團銀行借款作抵押（附註24）。

## 12 INVESTMENT PROPERTIES (Continued)

The investment properties are leased to certain independent third parties. The following amounts were recognised in the unaudited interim condensed consolidated statement of comprehensive income:

## 12 投資物業(續)

投資物業已出租予若干獨立第三方。以下款項在未經審計中期簡明綜合全面收益表中確認：

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026 二零二六年 S$'000 千新元 (Unaudited) (未經審計)** | 2025 二零二五年 S$'000 千新元 (Unaudited) (未經審計) |
| Rental income (Note 5) | 租金收入(附註5) | **31** | 27 |
| Direct operating expenses | 直接經營開支 | **(11)** | (10) |
| | | **20** | 17 |

Details of the Group's investment properties as at 30 June 2026 (31 December 2025: Same) are as follows:

本集團投資物業於二零二六年六月三十日(二零二五年十二月三十一日：相同)的詳情如下：

| Location 地址 | Description/existing use 說明／現有用途 | Tenure 期限 |
|---|---|---|
| 25 Woodlands Industrial Park E1 #02-01 Admiralty Industrial Park, Singapore 757743 | A flatted factory unit<br>分層工廠單位 | 60 years lease commencing from 9 January 1995<br>租約為期60年，自一九九五年一月九日起生效 |
| 31 Mandai Estate, #05-04/05 Innovation Place, Singapore 729933 | 2 amalgamated flatted factory units<br>兩個合併分層工廠單位 | Freehold<br>永久業權 |

## 13 INVESTMENTS IN JOINT VENTURES 13 於合營企業投資

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Beginning of the period/year | 期／年初 | **2,699** | 2,162 |
| Share of profit and loss for the period/year, net and net of tax | 應佔期間／年度損益淨額，扣除稅項 | **255** | 691 |
| Share of other comprehensive loss for the period/year, net of tax | 應佔期間／年度其他全面虧損，扣除稅項 | **(16)** | (154) |
| End of the period/year | 期／年末 | **2,938** | 2,699 |

Set out below are the joint ventures of the Group. These joint ventures have share capital consisting solely of ordinary shares, which are held indirectly through a subsidiary of the Company.

以下載列本集團的合營企業。該等合營企業的股本僅由普通股組成，並透過本公司旗下附屬公司間接持有。

| Name of entity 實體名稱 | Place of incorporation 註冊成立地點 | Places of business 業務地點 | % of ownership interest 擁有權權益的百分比(%) As at 30 June 2026 於二零二六年六月三十日 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 (Audited) (經審計) |
|---|---|---|---|---|
| SWG Alliance Pte. Ltd. ("**SWG**") and its subsidiaries (Note (i)) SWG Alliance Pte. Ltd. (「**SWG**」) 及其附屬公司 (附註(i)) | Singapore 新加坡 | Singapore and Malaysia 新加坡及馬來西亞 | **40** | 40 |
| Futurus Construction Pte. Ltd. ("**Futurus**") (Note (ii)) Futurus Construction Pte. Ltd. (「**Futurus**」) (附註(ii)) | Singapore 新加坡 | Singapore 新加坡 | **40** | 40 |

## 13 INVESTMENTS IN JOINT VENTURES (Continued)

Notes:

(i) SWG is an investment holding company. The principal activities of its subsidiaries are manufacture of precast concrete, cement or artificial stone articles, manufacture of asphalt and quarry products.

(ii) Futurus is principally engaged in the business of distribution and leasing of machinery and equipment relating to the civil engineering industry.

All the joint ventures are accounted for using the equity method in these unaudited condensed consolidated interim financial statements.

The Group uses discounted cashflow model to evaluate the carrying amounts of its investments in the two joint ventures as at 31 December 2025. Under this model, the results of the total projected cashflows of each joint venture are discounted to their present values, the equity shares thereof are then compared to their respective carrying values. Impairment would be provided when the recoverable amount is less than the carrying amount.

The Group had no commitment to provide funding, if called, to these joint ventures and there were no contingent liabilities relating to the Group's interests in these joint ventures for the six months ended 30 June 2026 (31 December 2025: Same).

## 13 於合營企業投資(續)

附註：

(i) SWG為一家投資控股公司。其附屬公司的主要業務為製造預製混凝土、水泥或人造石料以及製造瀝青及石礦產品。

(ii) Futurus主要從事與土木工程行業有關的機器及設備的分銷及租賃業務。

所有合營企業均採用權益法於此等未經審計簡明綜合中期財務報表入賬。

本集團於二零二五年十二月三十一日使用折現現金流模型評估其在兩間合營企業的投資賬面值。在此模式下，各合營企業的總預計現金流量被折現至其現值，然後將其權益股份與其各自的賬面值進行比較。當可收回金額低於賬面值時，將作出減值撥備。

本集團並無承諾向該等合營企業提供資金(如有要求)，於截至二零二六年六月三十日止六個月並無與本集團於該等合營企業的權益有關的或然負債(二零二五年十二月三十一日：相同)。

## 13 INVESTMENTS IN JOINT VENTURES (Continued)

The summarised financial information in respect of the Group's joint ventures is set out below. The summarised financial information below represents amounts shown in the joint venture's financial statements prepared in accordance with IFRSs.

## 13 於合營企業投資(續)

本集團合營企業的財務資料概述如下。下列財務資料概要指根據國際財務報告準則編製並於合營企業財務報表載列的金額。

| | | SWG Alliance Pte. Ltd. and its subsidiaries<br>SWG Alliance Pte. Ltd. 及其附屬公司 | |
|---|---|---|---|
| | | **As at 30 June 2026**<br>**於二零二六年六月三十日**<br>**S$'000**<br>**千新元**<br>**(Unaudited)**<br>**(未經審計)** | As at 31 December 2025<br>於二零二五年十二月三十一日<br>S$'000<br>千新元<br>(Audited)<br>(經審計) |
| **Summarised statement of financial position** | **財務狀況表概要** | | |
| Current assets | 流動資產 | **8,480** | 7,950 |
| Non-current assets | 非流動資產 | **5,638** | 5,657 |
| Current liabilities | 流動負債 | **(4,165)** | (4,178) |
| Non-current liabilities | 非流動負債 | **(748)** | (870) |
| Net assets | 資產淨值 | **9,205** | 8,559 |
| The above amounts of assets and liabilities include the following: | 以上資產及負債金額包括以下各項： | | |
| Cash and cash equivalents | 現金及現金等價物 | **1,484** | 2,257 |
| Current financial liabilities (excluding trade and other payables and provisions) | 流動金融負債(不包括貿易及其他應付款項以及撥備) | **(636)** | (322) |
| Non-current financial liabilities (excluding trade and other payables and provisions) | 非流動金融負債(不包括貿易及其他應付款項以及撥備) | **(492)** | (614) |

## 13 INVESTMENTS IN JOINT VENTURES (Continued) 13 於合營企業投資(續)

| | | SWG Alliance Pte Ltd and its subsidiaries For the six months ended 30 June SWG Alliance Pte. Ltd. 及其附屬公司 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026** | 2025 |
| | | **二零二六年** | 二零二五年 |
| | | **S$'000** | S$'000 |
| | | **千新元** | 千新元 |
| | | **(Unaudited)** | (Unaudited) |
| | | **(未經審計)** | (未經審計) |
| **Summarised statement of comprehensive income for the period** | **期間全面收益表概要** | | |
| Revenue | 收益 | **8,677** | 6,456 |
| Profit for the period | 期間溢利 | **687** | 419 |
| Other comprehensive (loss)/income for the period | 期間其他全面(虧損)/收益 | **(41)** | 75 |
| **Total comprehensive income for the period** | **期間全面收益總額** | **646** | 494 |
| **Attributable to:** | **應佔:** | | |
| — Equity owners of joint venture | — 合營企業的權益擁有人 | **645** | 439 |
| — Non-controlling interests | — 非控股權益 | **1** | 55 |
| | | **646** | 494 |
| The above profit for the period includes the followings: | 以上期間溢利包括以下各項: | | |
| Depreciation and amortisation | 折舊及攤銷 | **(622)** | (473) |
| Interest expense | 利息開支 | **(32)** | (17) |
| Income tax expense | 所得稅開支 | **(152)** | (80) |

## 13 INVESTMENTS IN JOINT VENTURES (Continued) 13 於合營企業投資(續)

| | | Futurus | |
|---|---|---|---|
| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
| **Summarised statement of financial position** | **財務狀況表概要** | | |
| Current assets | 流動資產 | **116** | 164 |
| Non-current assets | 非流動資產 | **350** | 309 |
| Current liabilities | 流動負債 | **(362)** | (321) |
| Net assets | 資產淨值 | **104** | 152 |
| The above amounts of assets and liabilities include the following: | 以上資產及負債金額包括以下各項： | | |
| Cash and cash equivalents | 現金及現金等價物 | **63** | 132 |
| Current financial liabilities (excluding trade and other payables and provisions) | 流動金融負債(不包括貿易及其他應付款項以及撥備) | **(2)** | (4) |

## 13 INVESTMENTS IN JOINT VENTURES (Continued) 13 於合營企業投資(續)

| | | Futurus<br>For the six months ended 30 June<br>截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026**<br>**二零二六年**<br>**S$'000**<br>**千新元**<br>**(Unaudited)**<br>**(未經審計)** | 2025<br>二零二五年<br>S$'000<br>千新元<br>(Unaudited)<br>(未經審計) |
| **Summarised statement of comprehensive loss for the period** | **期間全面虧損表概要** | | |
| Revenue | 收益 | **23** | 6 |
| Loss for the period | 期間虧損 | **(48)** | (22) |
| Other comprehensive income for the period | 期間其他全面收益 | **–** | – |
| **Total comprehensive loss for the period** | **期間全面虧損總額** | **(48)** | (22) |
| **Attributable to:** | **應佔：** | | |
| — Equity owners of joint venture | — 合營企業的權益擁有人 | **(48)** | (22) |
| — Non-controlling interests | — 非控股權益 | **–** | – |
| | | **(48)** | (22) |
| The above loss for the period includes the followings: | 以上期間虧損包括以下各項： | | |
| Depreciation and amortisation | 折舊及攤銷 | **(39)** | (6) |
| Interest expense | 利息開支 | **–*** | –* |

* Less than S$1,000

* 少於1,000新元

## 13 INVESTMENTS IN JOINT VENTURES (Continued)

Reconciliation of summarised financial information to the carrying amount of the investment in joint ventures recognised in the unaudited condensed consolidated interim financial statements:

## 13 於合營企業投資(續)

財務資料概要與於未經審計簡明綜合中期財務報表內確認的合營企業投資的賬面值對賬：

| | | SWG Alliance Pte. Ltd. and its subsidiaries<br>SWG Alliance Pte. Ltd. 及其附屬公司 | |
|---|---|---|---|
| | | **As at 30 June 2026**<br>**於二零二六年六月三十日**<br>**S$'000**<br>**千新元**<br>**(Unaudited)**<br>**(未經審計)** | As at 31 December 2025<br>於二零二五年十二月三十一日<br>S$'000<br>千新元<br>(Audited)<br>(經審計) |
| Opening net assets | 期初／年初資產淨值 | **8,559** | 7,128 |
| Profit for the period/year | 期內／年內溢利 | **687** | 1,816 |
| Other comprehensive loss for the period/year | 期內／年內其他全面虧損 | **(41)** | (385) |
| Closing net assets | 期末／年末資產淨值 | **9,205** | 8,559 |
| Net assets attributable to non-controlling interests of joint ventures | 合營企業非控股權益應佔資產淨值 | **(661)** | (662) |
| Net assets attributable to other joint venture partner | 其他合營夥伴應佔資產淨值 | **5,920** | 5,533 |
| Net assets attributable to the Group before impairment | 減值前本集團應佔資產淨值 | **3,946** | 3,688 |
| | | **9,205** | 8,559 |
| Net assets attributable to the Group before impairment | 減值前本集團應佔資產淨值 | **3,946** | 3,688 |
| Impairment of investment | 投資減值 | **(1,050)** | (1,050) |
| Net assets attributable to the Group after impairment | 減值後本集團應佔資產淨值 | **2,896** | 2,638 |

## 13 INVESTMENTS IN JOINT VENTURES (Continued) 13 於合營企業投資(續)

| | | Futurus | |
|---|---|---|---|
| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
| Opening net assets | 期初／年初資產淨值 | **152** | 191 |
| Loss for the period/year | 期內／年內虧損 | **(48)** | (39) |
| Closing net assets | 期末／年末資產淨值 | **104** | 152 |
| Net assets attributable to other joint venture partner | 其他合營夥伴應佔資產淨值 | **62** | 91 |
| Net assets attributable to the Group | 本集團應佔資產淨值 | **42** | 61 |
| | | **104** | 152 |

## 14 OTHER FINANCIAL ASSETS 14 其他金融資產

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Prepayment for the rights under life insurance policy — Key management insurance contract | 人壽保險保單權益的預付款項 — 主要管理層保險合約 | **91** | 91 |

## 14 OTHER FINANCIAL ASSETS (Continued)

In 2018, the Group entered into a life insurance policy with an insurance company to insure one of the senior management of the Company (the "**Policy**"). The total sum insured is approximately S$391,200. The Group is the policy holder and beneficiary of the Policy. The Group has paid an one-off premium of S$109,000 in 2018. The Group can terminate the Policy at any time and receive cash back based on the cash value of the Policy at the date of withdrawal (the "**Cash Value**"), which is determined by the gross premium paid at inception plus accumulated guaranteed interest earned and minus insurance premium charged. If such withdrawal is made at any time during the first to the 65th policy year, as appropriate, a pre-determined specified surrender charge would be imposed.

The insurance company will pay the Group an interest on the outstanding Cash Value at the prevailing interest rate fixed by the insurance company and a minimum guaranteed interest of 0.8% per annum up to the 25th policy year guaranteed by the insurance company and accumulated in the surrender value until the termination of the Policy.

As represented by the directors of the Company, the Group will not terminate the Policy nor withdraw cash prior to the 65th policy year for the Policy and the expected life of the Policy remained unchanged from the initial recognition.

The life insurance policy is denominated in S$.

## 14 其他金融資產(續)

於二零一八年，本集團與一間保險公司簽訂一份人壽保單，為本公司一名高級管理人員投保(「**保單**」)，總保額約為391,200新元。本集團為保單持有人及受益人。本集團已於二零一八年一次性支付保費109,000新元。本集團可隨時終止保單，並根據保單於提取當日的現金價值(「**現金價值**」)收取現金回贈，而現金價值是由保單生效時已付的毛保費加上已賺取的累計保證利息，再減去已收取的保險費而釐定。如於第一個至第65個保單年度內任何時間作出提取，將視情況收取預先釐定的特定退保費用。

保險公司將按其釐定的現行利率向本集團支付未償還現金價值的利息，保險公司亦保證支付最低0.8%的年利率至第25個保單年度，並在退保價值中累計，直至保單終止。

據本公司董事表示，本集團不會在保單第65個保單年度前終止保單或提取現金，而保單的預期年期自初步確認以來維持不變。

人壽保險保單以新元計值。

## 15 FINANCIAL INSTRUMENTS BY CATEGORY 15 按類別分類的金融工具

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| **Financial assets** | **金融資產** | | |
| Carried at fair value: | 按公平值列賬： | | |
| Other financial assets | 其他金融資產 | **91** | 91 |
| Carried at amortised cost: | 按攤銷成本列賬： | | |
| Trade receivables | 貿易應收款項 | **19,961** | 9,163 |
| Deposits and other receivables, excluding prepayments | 按金及其他應收款項，不包括預付款項 | **3,220** | 3,137 |
| Pledged bank deposits | 已抵押銀行存款 | **1,546** | 1,099 |
| Cash at banks and on hand | 銀行現金及手頭現金 | **9,420** | 8,144 |
| | | **34,147** | 21,543 |
| **Financial liabilities** | **金融負債** | | |
| Carried at amortised cost: | 按攤銷成本列賬： | | |
| Trade and retention payables | 貿易應付款項及應付保留金 | **11,113** | 11,964 |
| Accruals and other payables, excluding staff cost payables, provisions and goods and services tax payables | 應計費用及其他應付款項，不包括應付員工成本、撥備以及貨物及服務應付稅項 | **1,162** | 1,560 |
| Bank borrowings | 銀行借款 | **75,804** | 44,226 |
| | | **88,079** | 57,750 |
| **Other financial liabilities** | **其他金融負債** | | |
| Lease liabilities | 租賃負債 | **2,684** | 2,634 |

## 16 INVENTORIES

## 16 存貨

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Raw materials and consumables | 原材料及消耗品 | **2,872** | 1,046 |

The cost of inventories recognised as expense and included in "cost of sales" amounted to approximately S$7,078,000 for the six months ended 30 June 2026 (six months ended 30 June 2025: S$4,311,000).

截至二零二六年六月三十日止六個月，已確認為開支並計入「銷售成本」的存貨成本約為7,078,000新元（截至二零二五年六月三十日止六個月：4,311,000新元）。

No inventories were written off during the six months ended 30 June 2026 (six months ended 30 June 2025: Same).

截至二零二六年六月三十日止六個月，並無撇銷任何存貨（截至二零二五年六月三十日止六個月：無）。

## 17 TRADE RECEIVABLES

## 17 貿易應收款項

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Trade receivables | 貿易應收款項 | | |
| — Third parties | — 第三方 | **20,401** | 9,843 |
| — Related party (Note 27(b)(i)) | — 關聯方（附註27(b)(i)） | **–*** | 4 |
| | | **20,401** | 9,847 |
| Less: Allowance for impairment | 減：減值撥備 | **(440)** | (684) |
| Trade receivables — net | 貿易應收款項 — 淨額 | **19,961** | 9,163 |

* Less than S$1,000

* 少於1,000新元

As at 1 January 2025, trade receivables amounted to approximately S$9,277,000.

於二零二五年一月一日，貿易應收款項約為9,277,000新元。

The Group's credit terms granted to third-party customers are generally 30 to 60 days.

本集團授予第三方客戶的信貸期一般為三十至六十天。

## 17 TRADE RECEIVABLES (Continued)

The ageing analysis of the trade receivables at gross amount, presented based on invoice date at the end of the reporting period, was as follows:

## 17 貿易應收款項(續)

貿易應收款項總額於報告期末按發票日期呈列的賬齡分析如下：

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Less than 30 days | 少於三十天 | **16,333** | 4,521 |
| 31–60 days | 三十一至六十天 | **2,597** | 3,828 |
| 61–90 days | 六十一至九十天 | **802** | 585 |
| 91–120 days | 九十一至一百二十天 | **121** | 153 |
| 121–365 days | 一百二十一至三百六十五天 | **166** | 422 |
| More than 1 year | 超過一年 | **382** | 338 |
| | | **20,401** | 9,847 |

## 17 TRADE RECEIVABLES (Continued)

Movement in the allowance for impairment of trade receivables was as follows:

## 17 貿易應收款項(續)

貿易應收款項減值撥備變動如下：

| | | Lifetime ECL — not credit impaired 使用年期預期信貸虧損 — 並無信貸減值 S$'000 千新元 | Lifetime ECL — credit impaired 使用年期預期信貸虧損 — 出現信貸減值 S$'000 千新元 | Total 總計 S$'000 千新元 |
|---|---|---|---|---|
| As at 1 January 2025 | 於二零二五年一月一日 | 55 | 301 | 356 |
| Impairment made | 計提減值 | – | 416 | 416 |
| Impairment reversed | 撥回減值 | (32) | (28) | (60) |
| Impairment utilised | 動用減值 | – | (28) | (28) |
| As at 31 December 2025 and 1 January 2026 (Audited) | 於二零二五年十二月三十一日及二零二六年一月一日(經審計) | **23** | **661** | **684** |
| Impairment made | 計提減值 | **–** | **42** | **42** |
| Impairment reversed | 撥回減值 | **(5)** | **(281)** | **(286)** |
| As at 30 June 2026 (Unaudited) | 於二零二六年六月三十日(未經審計) | **18** | **422** | **440** |

The Group applied the simplified approach to provide for expected credit losses prescribed by IFRS 9.

根據國際財務報告準則第9號，本集團採用簡化方法就預期信貸虧損計提撥備。

## 18 CONTRACT ASSETS/(LIABILITIES) 18 合約資產／(負債)

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Retention sum for contract works | 合約工程保留金 | **1,568** | 1,547 |
| Unbilled revenue of contracts | 未開票合約收益 | **72,595** | 55,508 |
| | | **74,163** | 57,055 |
| Less: Allowance for impairment | 減：減值撥備 | **(38)** | (100) |
| Contract assets | 合約資產 | **74,125** | 56,955 |
| Contract liabilities | 合約負債 | **(1,081)** | – |
| Retention held by customers expected to be settled: | 客戶持有預期於下列期間結算之保留金： | | |
| To be recovered within 12 months | 將於十二個月內收回 | **1,568** | 1,547 |

As at 1 January 2025, contract assets and contract liabilities amounted to approximately S$43,866,000 and S$92,000, respectively.

於二零二五年一月一日，合約資產及合約負債分別為約43,866,000新元及92,000新元。

Contract assets and contract liabilities mainly derived from contracts works and road milling and resurfacing services. The changes in the contract assets and contract liabilities for the year were resulted from the pace of the progress of certain projects and the timing of approval for progress billing application for certain projects.

合約資產及合約負債主要來自合約工程以及道路銑刨及重鋪服務。年內合約資產及合約負債的變動乃由於若干項目的進度及若干項目的進度付款申請獲批准的時間所致。

The significant increase in the balance of contract assets as at 30 June 2026 was mainly attributable to the substantial progress of the Group's ongoing projects during the reporting period. Revenue had been recognised based on the stage of completion of the projects and as at the reporting date, the corresponding works had not yet been certified by customers in accordance with the contractual terms. Accordingly, the Group was not yet entitled to issue progress billings for these works, and the related amounts were recognised as contract assets. The contract assets are transferred to trade receivables when the rights become unconditional.

於二零二六年六月三十日，合約資產結餘大幅增加，主要由於本集團於報告期間內進行中項目取得顯著進展。收益乃根據項目的完工階段予以確認，於報告日期，相關工程尚未根據合約條款獲得客戶的驗收。因此，本集團尚無權就該等工程發出進度款項發票，而相關款項已確認為合約資產。當相關權利成為無條件時，合約資產將轉撥至貿易應收款項。

## 18 CONTRACT ASSETS/(LIABILITIES) (Continued)

Retention sum for contract works are settled in accordance with the terms of the respective contracts. In the unaudited interim condensed consolidated statement of financial position, retention sum for contract works were classified as current assets based on operating cycle. Prior to expiration of defect liability period, these are classified as contract assets, which range from one to five years from the date of the practical completion of the construction. The relevant amount of contract assets is unsecured and interest-free and reclassified to trade receivables when the defect liability period expires. The defect liability period serves as an assurance that the construction services performed comply with agreed-upon specifications and such assurance cannot be purchased separately. The terms and conditions in relation to the release of retention vary from contract to contract, which is subject to practical completion or the expiry of the defect liability period.

Contract assets represent the Group's right to receive consideration for work completed but not yet billed because the rights are conditional upon the satisfaction by the customers on the construction work completed by the Group and the work is pending for the certification by the customers. The contract assets are transferred to the trade receivables when the rights become unconditional, which is typically at the time the Group obtains the certification of the completed construction work from the customers.

The Group classifies these contract assets as current assets because the Group expects to realise them in its normal operating cycle.

## 18 合約資產／(負債)(續)

合約工程保留金根據相關合約條款結算。於未經審計中期簡明綜合財務狀況表中，合約工程保留金根據經營週期分類為流動資產。保固責任期屆滿前，該等合約工程保留金分類為合約資產，期限為工程實際完工日起一至五年。合約資產的相關金額為無抵押及無利息，並於保固責任期屆滿後重新劃分為貿易應收款項。保固責任期用於保證所提供的建築服務符合協定規格，而有關保證不能分開購買。發放保留金的條款及條件視各合約而有所不同，乃依據實際竣工或保固責任期屆滿而定。

合約資產指本集團對已完工但尚未開票的工程收取代價的權利，原因為該權利須待客戶對本集團所完成建築工程表示滿意後方可作實，而該工程正待客戶認可。當該權利成為無條件時(通常於本集團取得客戶對所完成建築工程的認可的時間)，合約資產轉撥至貿易應收款項。

本集團將該等合約資產分類為流動資產，原因為本集團預期於正常經營週期將其變現。

## 18 CONTRACT ASSETS/(LIABILITIES) (Continued)

The Group applied the simplified approach to provide for expected credit losses prescribed by IFRS 9. Movement in the allowance for impairment of contract assets was as follows:

## 18 合約資產／(負債)(續)

本集團應用簡易方式就國際財務報告準則第9號規定的預期信貸虧損計提撥備。合約資產減值撥備變動如下：

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Beginning of the period/year | 期／年初 | **100** | 79 |
| Impairment (reversed)/made | (撥回)／計提減值 | **(62)** | 21 |
| End of the period/year | 期／年末 | **38** | 100 |

Revenue recognised in relation to contract liabilities:

與合約負債有關的收益確認：

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Revenue recognised in current period/year that was included in the contract liabilities balance at the beginning of the period/year | 期／年初計入合約負債結餘的於本期間／年度確認的收益 | **–** | 92 |

## 18 CONTRACT ASSETS/(LIABILITIES) (Continued)

Unsatisfied performance obligations resulting from fixed-price long-term contracts were analysed as follows:

## 18 合約資產／(負債)(續)

固定價格長期合約產生之未履行履約責任分析如下：

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Aggregate amount of the transaction price allocated to long-term contracts that are partially or fully unsatisfied | 分配至部分或全部未履行長期合約之交易價格總金額 | **532,956** | 594,469 |
| Expected to be recognised within one year | 預期將於一年內確認 | **167,986** | 156,454 |
| Expected to be recognised after one year | 預期將於一年後確認 | **364,970** | 438,015 |
| | | **532,956** | 594,469 |

## 19 DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

## 19 按金、預付款項及其他應收款項

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| *Current* | *流動* | | |
| Deposits (Note (a)) | 按金(附註(a)) | **2,648** | 2,406 |
| Less: Allowance for impairment | 減：減值撥備 | **(221)** | (221) |
| | | **2,427** | 2,185 |
| Loan to joint ventures (Note 27(b)(iii)) | 貸款予合營企業(附註27(b)(iii)) | **740** | 600 |
| Prepayments (Note (b)) | 預付款項(附註(b)) | **1,743** | 1,714 |
| Other receivables | 其他應收款項 | | |
| — third parties | — 第三方 | **48** | 47 |
| — related party (Note 27(b)(ii)) | — 關聯方(附註27(b)(ii)) | **5** | 305 |
| | | **4,963** | 4,851 |
| Less: non-current portion deposits (Note (c)) | 減：非流動部分按金(附註(c)) | **(673)** | (856) |
| | | **4,290** | 3,995 |

Notes:

(a) As at 30 June 2026, deposits mainly composed of deposits paid for project expenses (31 December 2025: Same).

(b) As at 30 June 2026, prepayments mainly composed of prepaid project insurance and performance bond insurance (31 December 2025: Same).

(c) As at 30 June 2026, non-current deposits represented deposits paid for acquisition of property, plant and equipment amounting to approximately S$636,000 (31 December 2025: S$374,000) and rental and utilities deposits with maturities of over 12 months amounting to approximately S$37,000 (31 December 2025: 482,000).

附註：

(a) 於二零二六年六月三十日，按金主要包括支付項目開支的按金(二零二五年十二月三十一日：相同)。

(b) 於二零二六年六月三十日，預付款項主要包括預付項目保險及履約保證保險(二零二五年十二月三十一日：相同)。

(c) 於二零二六年六月三十日，非流動按金指支付收購物業、廠房及設備的按金約636,000新元(二零二五年十二月三十一日：374,000新元)以及到期日超過12個月的租金及公用事業按金約37,000新元(二零二五年十二月三十一日：482,000新元)。

## 20 PLEDGED BANK DEPOSITS AND CASH AT BANKS AND ON HAND

## 20 已抵押銀行存款以及銀行現金及手頭現金

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Cash at banks | 銀行現金 | **8,298** | 7,031 |
| Cash on hand | 手頭現金 | **77** | 76 |
| Bank deposits with original maturity of over three months (Note (a)) | 原到期日超過三個月的銀行存款(附註(a)) | **1,045** | 1,037 |
| | | **9,420** | 8,144 |
| Pledged bank deposits (Note (b)) | 已抵押銀行存款(附註(b)) | **1,546** | 1,099 |
| | | **10,966** | 9,243 |

Notes:

(a) As at 30 June 2026, certain bank deposits with original maturity of over three months (31 December 2025: Same) were denominated in S$ and carried interest at market rate of 1.20% per annum (31 December 2025: 1.55%).

(b) As at 30 June 2026, bank deposits of approximately S$1,546,000 (31 December 2025: S$1,099,000) were mainly pledged for bank borrowings (Note 24) of the Group with immediate withdrawal subject to consent of banks and maturity between three months to one year (31 December 2025: three months to six months). Such bank deposits carry interest at market rates which range from 0.20% to 1.25% (31 December 2025: 0.20% to 0.28%) per annum.

附註：

(a) 於二零二六年六月三十日，若干原到期日超過三個月的銀行存款(二零二五年十二月三十一日：相同)以新元計值，按市場年利率1.20%(二零二五年十二月三十一日：1.55%)計息。

(b) 於二零二六年六月三十日，銀行存款約1,546,000新元(二零二五年十二月三十一日：1,099,000新元)主要作為本集團到期日為三個月至一年(二零二五年十二月三十一日：三個月至六個月)的銀行借款(如需立即提取，須經銀行同意)(附註24)的抵押。該等銀行存款按市場年利率0.20%至1.25%(二零二五年十二月三十一日：0.20%至0.28%)計息。

## 21 TRADE AND RETENTION PAYABLES

The credit period granted by creditors ranged from 30 to 90 days.

## 21 貿易應付款項及應付保留金

債權人授予的信貸期介乎三十至九十天。

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Trade payables | 貿易應付款項 | | |
| — Third parties | — 第三方 | **10,262** | 11,292 |
| — Related parties (Note 27(b)(iv)) | — 關聯方(附註27(b)(iv)) | **11** | 8 |
| | | **10,273** | 11,300 |
| Retention payables | 應付保留金 | | |
| — Third parties | — 第三方 | **840** | 664 |
| | | **11,113** | 11,964 |

The ageing analysis of the trade payables, presented based on invoice date at the end of the reporting period, was as follows:

貿易應付款項於報告期末按發票日期呈列的賬齡分析如下：

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Less than 30 days | 少於三十天 | **9,108** | 9,878 |
| 31–60 days | 三十一至六十天 | **451** | 1,323 |
| 61–90 days | 六十一至九十天 | **368** | 11 |
| 91–120 days | 九十一至一百二十天 | **92** | – |
| 121–365 days | 一百二十一至三百六十五天 | **170** | 21 |
| More than one year | 超過一年 | **84** | 67 |
| | | **10,273** | 11,300 |

As at 30 June 2026, retention payables of approximately S$840,000 (31 December 2025: S$664,000) were expected to be settled within twelve months after the end of the reporting period.

於二零二六年六月三十日，應付保留金約840,000新元(二零二五年十二月三十一日：664,000新元)預期將於報告期末後十二個月內償付。

## 22 ACCRUALS, OTHER PAYABLES AND PROVISIONS

## 22 應計費用、其他應付款項及撥備

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| *Current* | *流動* | | |
| Other payables | 其他應付款項 | **142** | 136 |
| Staff costs payables | 應付員工成本 | **5,576** | 3,389 |
| Accruals for operating expenses | 經營開支應計費用 | **369** | 759 |
| Deposits received — refundable | 已收按金 — 可退回 | **651** | 665 |
| Goods and services tax payables | 貨物及服務應付稅項 | **698** | 526 |
| Provisions (Note (i)) | 撥備(附註(i)) | **398** | 398 |
| | | **7,834** | 5,873 |
| Less: Non-current portion deposit received — refundable (Note (ii)) | 減：已收非流動部分按金 — 可退回(附註(ii)) | **(401)** | (547) |
| | | **7,433** | 5,326 |
| *Non-current* | *非流動* | | |
| Provisions (Note (i)) | 撥備(附註(i)) | **748** | 748 |

Notes:

(i) Current provisions represented provision for leave entitlement. Non-current provision represented provision for repair works to be incurred after the completion of contract works and provision for reinstatement costs for a property with a fixed land lease classified as property, plant and equipment (Note 11).

(ii) Non-current deposits received were mainly represented by deposits for maintenance services and rental deposits received with maturities of over 12 months.

附註：

(i) 流動撥備指應享假期撥備。非流動撥備指合約工程完成後將產生的修葺工程撥備以及分類為物業、廠房及設備的固定土地租賃物業的恢復成本撥備(附註11)。

(ii) 已收非流動按金主要指所收取的維護服務按金及租賃按金，其到期日超過12個月。

## 22 ACCRUALS, OTHER PAYABLES AND PROVISIONS (Continued)

Movements in provisions classified as current liabilities were as follows:

## 22 應計費用、其他應付款項及撥備(續)

分類為流動負債的撥備變動如下：

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| **Provision for leave entitlement** | **應享假期撥備** | | |
| Beginning of period/year | 期／年初 | **398** | 379 |
| Provision made | 計提撥備 | **–** | 19 |
| End of the period/year | 期／年末 | **398** | 398 |

Movements in provision classified as non-current liabilities were as follows:

分類為非流動負債的撥備變動如下：

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| **Provision for repair works on contract works** | **合約工程的修葺工程撥備** | | |
| Beginning of the period/year | 期／年初 | **272** | 281 |
| Provision utilised | 動用撥備 | **–** | (9) |
| End of the period/year | 期／年末 | **272** | 272 |
| **Provision for reinstatement costs** | **恢復成本撥備** | | |
| Beginning of period/year | 期／年初 | **476** | 449 |
| Unwinding of discount (Note 8) | 折現轉回(附註8) | **–** | 27 |
| End of the period/year | 期／年末 | **476** | 476 |
| | | **748** | 748 |

## 23 LEASES

The Group leases certain land and buildings, motor vehicles, office equipment and plant and machinery. Lease contracts are typically made for fixed terms of 1 to 35 years (31 December 2025: Same). Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants.

Leases are recognised as a right-of-use asset and corresponding liabilities at the date when the leased assets are available for use by the Group.

Each lease payment is allocated between the liability and finance cost. The finance cost is charged to unaudited interim condensed consolidated statement of comprehensive income over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

## 23 租賃

本集團租賃若干土地及樓宇、汽車、辦公室設備以及廠房及機器。租賃合約一般訂立固定租期一年至三十五年(二零二五年十二月三十一日：相同)。租賃條款乃在個別基礎上協商，並包含各種不同的條款及條件。租賃協議並無施加任何契諾。

租賃於租賃資產可供本集團使用之日確認為使用權資產及相應負債。

每筆租賃付款乃分配至負債及融資成本。融資成本於租期內自未經審計中期簡明綜合全面收益表扣除，以制定出各期間負債結餘的固定週期利率。使用權資產乃按資產可使用年期及租期(以較短者為準)以直線法折舊。

### (i) Rights-of-use assets

### (i) 使用權資產

| | | Leasehold land and buildings<br>租賃土地及樓宇<br>S$'000<br>千新元 | Motor Vehicles<br>汽車<br>S$'000<br>千新元 | Office equipment<br>辦公室設備<br>S$'000<br>千新元 | Plant and machinery<br>廠房及機械<br>S$'000<br>千新元 | 總計<br>S$'000<br>千新元 |
|---|---|---|---|---|---|---|
| **As at 1 January 2026 (Unaudited)** | **於二零二六年一月一日(未經審計)** | | | | | |
| Carrying amount | 賬面值 | **29,231** | **5,695** | **74** | **2,985** | **37,985** |
| **As at 30 June 2026 (Unaudited)** | **於二零二六年六月三十日(未經審計)** | | | | | |
| Carrying amount | 賬面值 | **28,649** | **9,049** | **62** | **2,742** | **40,502** |
| **For the six months ended 30 June 2026 (Unaudited)** | **截至二零二六年六月三十日止六個月(未經審計)** | | | | | |
| Depreciation for the period | 期內折舊 | **809** | **616** | **11** | **340** | **1,776** |
| Total cash outflow for leases | 租賃的現金流出總額 | | | | | **2,200** |
| Additions to right-of-use assets | 添置使用權資產 | | | | | **5,320** |

## 23 LEASES (Continued)

### (i) Rights-of-use assets (Continued)

## 23 租賃(續)

### (i) 使用權資產(續)

| | | Leasehold land and buildings 租賃土地及樓宇 S$'000 千新元 | Motor Vehicles 汽車 S$'000 千新元 | Office equipment 辦公室設備 S$'000 千新元 | Plant and machinery 廠房及機械 S$'000 千新元 | Total 總計 S$'000 千新元 |
|---|---|---|---|---|---|---|
| **As at 1 January 2025 (Audited)** | **於二零二五年一月一日(經審計)** | | | | | |
| Carrying amount | 賬面值 | 12,532 | 3,994 | 45 | 2,189 | 18,760 |
| **As at 31 December 2025 (Audited)** | **於二零二五年十二月三十一日(經審計)** | | | | | |
| Carrying amount | 賬面值 | 29,231 | 5,695 | 74 | 2,985 | 37,985 |
| **For the year ended 31 December 2025 (Audited)** | **截至二零二五年十二月三十一日止年度(經審計)** | | | | | |
| Depreciation for the year | 年內折舊 | 3,033 | 910 | 22 | 752 | 4,717 |
| Total cash outflow for leases | 租賃的現金流出總額 | | | | | 3,611 |
| Additions to right-of-use assets | 添置使用權資產 | | | | | 25,281 |

As at 30 June 2026, the Group leases certain leasehold land and buildings in Singapore for its operations (31 December 2025: Same). Lease contracts are entered into for fixed terms of approximately 1 to 35 years.

於二零二六年六月三十日，本集團在新加坡租賃若干租賃土地及樓宇作營運之用(二零二五年十二月三十一日：相同)。租賃合約的固定年期約為1至35年。

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

租賃條款乃按個別基準磋商，並包含多種不同的條款及條件。在釐定租賃期及評估不可撤銷期的長短時，本集團應用合約的定義及釐定可強制執行合約的期間。

## 23 LEASES (Continued)

### (i) Rights-of-use assets (Continued)

The total cash outflow for leases during the six months ended 30 June 2026 amounted to approximately S$2,200,000 (31 December 2025: S$3,611,000), comprising the following:

## 23 租賃(續)

### (i) 使用權資產(續)

截至二零二六年六月三十日止六個月，租賃的現金流出總額約為2,200,000新元(二零二五年十二月三十一日：3,611,000新元)，包括以下：

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Repayment of bank borrowings | 償還銀行借款 | **1,795** | 2,911 |
| Repayment of principal element of lease liabilities | 償還租賃負債本金 | **177** | 359 |
| Interest paid on bank borrowings | 已付銀行借款利息 | **166** | 222 |
| Interest paid on lease liabilities | 已付租賃負債利息 | **62** | 119 |
| Expenses relating to short term leases | 與短期租賃有關的開支 | **–** | – |
| **Total cash outflow for leases** | **租賃的現金流出總額** | **2,200** | 3,611 |

## 23 LEASES (Continued)

### (i) Rights-of-use assets (Continued)

Additions to the right-of-use assets for the six months ended 30 June 2026 of approximately S$5,320,000 (31 December 2025: S$25,281,000) were represented by:

## 23 租賃(續)

### (i) 使用權資產(續)

截至二零二六年六月三十日止六個月，添置使用權資產約為5,320,000新元(二零二五年十二月三十一日：25,281,000新元)，即：

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Leasehold land and buildings | 租賃土地及樓宇 | **228** | 19,732 |
| Motor vehicles | 汽車 | **4,648** | 3,916 |
| Office equipment | 辦公室設備 | **–** | 58 |
| Plant and machinery | 廠房及機械 | **444** | 1,575 |
| **Total additions to right-of-use assets** | **添置使用權資產總額** | **5,320** | 25,281 |

During the six months ended 30 June 2026, leases of motor vehicles of approximately S$678,000 (31 December 2025: S$1,305,000) and plant and machinery of approximately S$347,000 (31 December 2025: S$18,000) under right-of-use assets had been fully repaid.

截至二零二六年六月三十日止六個月，使用權資產項下的汽車租賃約678,000新元(二零二五年十二月三十一日：1,305,000新元)及廠房及機械租賃約347,000新元(二零二五年十二月三十一日：18,000新元)已全數償還。

## 23 LEASES (Continued)
### (ii) Lease liabilities

## 23 租賃(續)
### (ii) 租賃負債

| | | As at 30 June 2026 於二零二六年六月三十日 | | As at 31 December 2025 於二零二五年十二月三十一日 | |
|---|---|---|---|---|---|
| | | Total minimum lease payments 最低租賃付款總額 S$'000 千新元 | Present value of the minimum lease payments 最低租賃付款現值 S$'000 千新元 | Total minimum lease payments 最低租賃付款總額 S$'000 千新元 | Present value of the minimum lease payments 最低租賃付款現值 S$'000 千新元 |
| Within one year | 一年內 | **375** | **260** | 373 | 259 |
| Within a period of over one year but within two years | 一年以上兩年之內 | **245** | **138** | 171 | 64 |
| Within a period of over two year but within five years | 兩年以上五年之內 | **468** | **166** | 473 | 168 |
| More than five years | 五年以上 | **3,506** | **2,120** | 3,578 | 2,143 |
| | | **4,594** | **2,684** | 4,595 | 2,634 |
| Less: total future interest expense | 減：未來利息開支總額 | **(1,910)** | | (1,961) | |
| Present value of lease liabilities | 租賃負債現值 | **2,684** | | 2,634 | |
| Less: portion classified as current liabilities | 減：分類為流動負債的部分 | **(260)** | | (259) | |
| Non-current liabilities | 非流動負債 | **2,424** | | 2,375 | |

## 23 LEASES (Continued)

### (ii) Lease liabilities (Continued)

As at 30 June 2026, the weighted average incremental borrowing rates applied to lease liabilities by the Group ranged from 2.80% to 4.75% (31 December 2025: 2.80% to 5.12%) per annum.

As at 30 June 2026, lease arrangements from banks as follows were presented together within bank borrowings. Details of such lease arrangements are set out in Note 24.

## 23 租賃(續)

### (ii) 租賃負債(續)

於二零二六年六月三十日，本集團應用於租賃負債的加權平均增量借款年利率為2.80%至4.75%(二零二五年十二月三十一日：2.80%至5.12%)。

於二零二六年六月三十日，下列銀行租賃安排在銀行借款中一併呈列。該等租賃安排的詳情載於附註24。

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Current | 流動 | **3,785** | 2,511 |
| Non-current | 非流動 | **4,717** | 2,910 |
| | | **8,502** | 5,421 |

## 24 BANK BORROWINGS

## 24 銀行借款

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Bank borrowings — secured | 銀行借款 — 有抵押 | **75,804** | 44,226 |

As at 30 June 2026, the Group's bank borrowings with carrying amount of approximately S$66,643,000 (31 December 2025: S$37,938,000) were variable-rate borrowings which carried annual interest ranging from 1.73% to 4.35% (31 December 2025: 1.65% to 4.35%) per annum. The remaining bank borrowings with carrying amount of approximately S$9,161,000 (31 December 2025: S$6,288,000) were fixed-rate borrowings and carried interest ranging from 1.60% to 5.92% (31 December 2025: 1.50% to 5.92%) per annum.

於二零二六年六月三十日，本集團賬面值約66,643,000新元（二零二五年十二月三十一日：37,938,000新元）的銀行借款為浮動利率借款，年利率介乎1.73%至4.35%（二零二五年十二月三十一日：1.65%至4.35%）。餘下賬面值約9,161,000新元（二零二五年十二月三十一日：6,288,000新元）的銀行借款為固定利率借款，年利率介乎1.60%至5.92%（二零二五年十二月三十一日：1.50%至5.92%）。

## 24 BANK BORROWINGS (Continued)

The Group's borrowings, after taking into account repayable on demand clause, would be repayable as follows:

## 24 銀行借款(續)

經計及按要求償還條款，本集團之借款償還期限如下：

| | | **As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計)** | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| Within 1 year or on demand | 一年內或按要求償還 | **71,087** | 41,316 |
| After 1 year but within 2 years | 一年以上兩年之內 | **3,056** | 1,839 |
| After 2 years but within 5 years | 兩年以上五年之內 | **1,661** | 1,071 |
| | | **75,804** | 44,226 |

As at 30 June 2026, included in the bank borrowings is balance of approximately S$8,502,000 (31 December 2025: S$5,421,000) were under lease arrangements (Note 23(ii)). The corresponding carrying amounts of motor vehicles and plant and machinery of approximately S$9,049,000 and S$2,742,000 (31 December 2025: S$5,695,000 and S$2,985,000), respectively, were pledged to the banks to secure such borrowings (Note 11).

於二零二六年六月三十日，銀行借款約8,502,000新元（二零二五年十二月三十一日：5,421,000新元）為租賃安排（附註23(ii)）。汽車及廠房及機械的相應賬面值分別約9,049,000新元及2,742,000新元（二零二五年十二月三十一日：5,695,000新元及2,985,000新元）已抵押予銀行作為該等借款的擔保（附註11）。

As at 30 June 2026, the Group's bank borrowings were secured by the investment properties (Note 12), certain leasehold land and buildings (Note 11), certain motor vehicles and plant and machinery held under lease arrangements (Note 11), pledged bank deposits (Note 20) and corporate guarantee by the Company and personal guarantees by shareholders of one of the subsidiaries of the Company (31 December 2025: Same).

於二零二六年六月三十日，本集團的銀行借款以投資物業（附註12）、若干租賃土地及樓宇（附註11）、租賃安排項下持有的若干汽車及廠房及機械（附註11）、已抵押銀行存款（附註20）及本公司所提供公司擔保以及本公司其中一間附屬公司的股東的個人擔保（二零二五年十二月三十一日：相同）作抵押。

The weighted average interest rate was 2.58% as at 30 June 2026 (31 December 2025: 3.08%).

於二零二六年六月三十日，加權平均利率為2.58%（二零二五年十二月三十一日：3.08%）。

## 24 BANK BORROWINGS (Continued)

All of the Group's banking facilities are subject to the fulfilment of covenants. Some of those relating to the Group's financial metrics which are tested periodically, as are commonly found in lending arrangements with financial institutions. If the Group were to breach the covenants the related loans would become payable on demand. The Group did not identify any difficulties complying with the covenants. As at 30 June 2026, none of the covenants relating to drawn down facilities has been breached (31 December 2025: Same).

## 24 銀行借款(續)

本集團的所有銀行融資均須遵守契諾。與本集團財務指標相關的若干事項會定期進行測試，這些指標通常在與金融機構的借貸安排中發現。倘本集團違反契諾，相關貸款將須按要求償還。本集團並未發現在遵守契諾方面有任何困難。於二零二六年六月三十日，並無違反任何有關已提取融資的契諾(二零二五年十二月三十一日：相同)。

## 25 SHARE CAPITAL

## 25 股本

| | | Par value<br>面值<br>HK$<br>港元 | No. of shares<br>股份數目 | Share capital<br>股本<br>HK$'000<br>千港元 |
|---|---|---|---|---|
| **Authorised:** | **法定：** | | | |
| At 31 December 2025 (Audited) | 於二零二五年十二月三十一日（經審計） | 0.01 | 2,000,000,000 | 20,000 |
| At 30 June 2026 (Unaudited) | 於二零二六年六月三十日（未經審計） | 0.01 | 2,000,000,000 | 20,000 |

| | | No. of shares<br>股份數目 | HK$'000<br>千港元 | S$'000<br>千新元 |
|---|---|---|---|---|
| **Issued and fully paid:** | **已發行及繳足：** | | | |
| At 31 December 2025 (Audited) | 於二零二五年十二月三十一日（經審計） | 1,064,000,000 | 10,640 | 1,915 |
| At 30 June 2026 (Unaudited) | 於二零二六年六月三十日（未經審計） | 1,064,000,000 | 10,640 | 1,915 |

## 26 DIVIDENDS

The board of directors does not recommend the payment of interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

## 26 股息

董事會不建議就截至二零二六年六月三十日止六個月派發中期股息(截至二零二五年六月三十日止六個月：無)。

## 27 RELATED PARTY TRANSACTIONS

The directors are of the view that the following companies were related parties that had transactions or balances with the Group during the six months ended 30 June 2026:

## 27 關聯方交易

董事認為下列公司為與本集團於截至二零二六年六月三十日止六個月擁有交易或結餘的關聯方：

| Name of the related party<br>關聯方名稱 | Relationship with the Group through:<br>透過下列方式與本集團的關係： |
|---|---|
| Geenet Pte Ltd | Significant influence by Mr. Ng Choon Wee, son of NTS<br>伍天送之子伍俊威先生的重大影響 |
| Eastern Green Power Pte Ltd | Significant influence by NTS<br>伍天送的重大影響 |
| Futurus Construction Pte Ltd | Joint venture of the Group<br>本集團的合營企業 |
| SWG Alliance Pte Ltd | Joint venture of the Group<br>本集團的合營企業 |
| Menang Granit Sdn Bhd | Wholly-owned subsidiary of a joint venture of the Group<br>本集團的合營企業的全資附屬公司 |
| Tong Seng Concrete Products Trading Pte Ltd | Wholly-owned subsidiary of a joint venture of the Group<br>本集團的合營企業的全資附屬公司 |

## 27 RELATED PARTY TRANSACTIONS (Continued)
### (a) Transactions with related parties

## 27 關聯方交易（續）
### (a) 與關聯方的交易

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026 二零二六年 S$'000 千新元 (Unaudited) （未經審計）** | 2025 二零二五年 S$'000 千新元 (Unaudited) （未經審計） |
| Contract work revenue from Eastern Green Power Pte Ltd (Note) | 來自下列各項的合約工程收益：Eastern Green Power Pte Ltd（附註） | **–** | (25) |
| Sale of goods to | 向下列各項銷售貨品： | | |
| Futurus Construction Pte Ltd | Futurus Construction Pte Ltd | **2** | 2 |
| Geenet Pte Ltd | Geenet Pte Ltd | **1** | 1 |
| Tong Seng Concrete Products Trading Pte Ltd | Tong Seng Concrete Products Trading Pte Ltd | **–** | –* |
| Ancillary support services to Futurus Construction Pte Ltd | 向下列各項提供輔助支援服務：Futurus Construction Pte Ltd | **17** | 18 |
| Sub-contracting charges from Futurus Construction Pte Ltd | 來自下列各項的分包費用：Futurus Construction Pte Ltd | **(23)** | (5) |
| Raw materials and consumables from | 來自下列各項的原材料及消耗品： | | |
| Futurus Construction Pte Ltd | Futurus Construction Pte Ltd | **–** | (1) |
| Tong Seng Concrete Products Trading Pte Ltd | Tong Seng Concrete Products Trading Pte Ltd | **(55)** | (4) |
| Transportation and vehicle expenses from Futurus Construction Pte Ltd | 來自下列各項的運輸費及車輛開支：Futurus Construction Pte Ltd | **(1)** | (1) |
| Other operating expenses from | 來自下列各項的其他營運開支： | | |
| Futurus Construction Pte Ltd | Futurus Construction Pte Ltd | **–*** | –* |
| Geenet Pte Ltd | Geenet Pte Ltd | **(12)** | (13) |

* Less than S$1,000

Note:

This related party is a company which is owned as to 34.3% by NTS, an executive director and one of the Controlling Shareholders, and such related party transaction constitutes continuing connected transactions as defined in Chapter 14A of the Listing Rules. However, this is exempted from the reporting, annual review, announcement and independent shareholders' approval requirements pursuant to Rule 14A.33 of the Listing Rules.

* 少於1,000新元

附註：

此關聯方為一間由執行董事及控股股東之一伍天送擁有34.3%的公司，該關聯方交易構成上市規則第14A章所界定的持續關連交易。然而，其獲豁免遵守上市規則第14A.33條項下申報、年度審閱、公告及獨立股東批准的規定。

## 27 RELATED PARTY TRANSACTIONS (Continued) 27 關聯方交易(續)

### (b) Balances with related parties (b) 與關聯方的結餘

| | | As at 30 June 2026 於二零二六年六月三十日 S$'000 千新元 (Unaudited) (未經審計) | As at 31 December 2025 於二零二五年十二月三十一日 S$'000 千新元 (Audited) (經審計) |
|---|---|---|---|
| *(i) Trade receivables* | *(i) 貿易應收款項* | | |
| Futurus Construction Pte Ltd (Note 17) | Futurus Construction Pte Ltd(附註17) | –* | 4 |
| | | –* | 4 |
| *(ii) Other receivables* | *(ii) 其他應收款項* | | |
| Futurus Construction Pte Ltd (Note 19) | Futurus Construction Pte Ltd(附註19) | 5 | 305 |
| *(iii) Loans to a joint venture — Non-trade (Note 19)* | *(iii) 向合營企業貸款—非貿易(附註19)* | | |
| SWG Alliance Pte Ltd | SWG Alliance Pte Ltd | 600 | 600 |
| Futurus Construction Pte Ltd | Futurus Construction Pte Ltd | 140 | – |
| | | 740 | 600 |
| *(iv) Trade payables (Note 21)* | *(iv) 貿易應付款項(附註21)* | | |
| Geenet Pte Ltd | Geenet Pte Ltd | 2 | 2 |
| Tong Seng Concrete Products Trading Pte Ltd | Tong Seng Concrete Products Trading Pte Ltd | 9 | 6 |
| | | 11 | 8 |

## 27 RELATED PARTY TRANSACTIONS (Continued)

**(c)** All balances with related parties were unsecured, interest-free, repayable on demand and denominated in S$ during the six months ended 30 June 2026 (31 December 2025: Same).

Except for loan to a joint venture and other receivable from a joint venture which are unsecured, interest-free, repayable on demand and denominated in S$, other receivables and payables are trade in nature and will be settled in accordance with the terms of the arrangement.

Transactions with related parties were conducted in the normal course of business at prices and at terms as agreed by the transacting parties.

**(d)** As at 30 June 2026, the Group's bank borrowings were secured by corporate guarantee by the Company (31 December 2025: Same). Certain bank borrowings of the Group were also secured by the personal guarantees by shareholders of one of the subsidiaries of the Company (31 December 2025: Same)

**(e)** As at 30 June 2026, the Group's performance bonds issued by insurance companies and bank were secured by corporate guarantees by the Company, in exception to personal guarantees to an insurance company provided by the directors of the Company NTS, NTF, NTK and personal guarantees by the shareholders of one of the subsidiaries of the Company (31 December 2025: Same).

## 27 關聯方交易(續)

**(c)** 截至二零二六年六月三十日止六個月所有關聯方結餘為無抵押、免息、按要求償還及以新元計值(二零二五年十二月三十一日:相同)。

除貸款予合營企業及應收合營企業的其他應收款項為無抵押、免息、按要求償還及以新元計值外,其他應收及應付款項屬貿易性質並將根據安排的條款結算。

與關聯方的交易乃按交易訂約方所協定的價格及條款於正常業務過程中進行。

**(d)** 於二零二六年六月三十日,本集團的銀行借款乃由本公司提供的公司擔保作抵押(二零二五年十二月三十一日:相同)。本集團若干銀行借款由本公司一間附屬公司股東提供的個人擔保作抵押(二零二五年十二月三十一日:相同)。

**(e)** 於二零二六年六月三十日,本集團由保險公司及銀行發出的履約保證由本公司所提供公司擔保作抵押,惟本公司董事伍天送、伍沺華及伍沺逑向一間保險公司提供的個人擔保以及本公司一間附屬公司股東提供的個人擔保除外(二零二五年十二月三十一日:相同)。

## 27 RELATED PARTY TRANSACTIONS (Continued)

**(f)** As at 30 June 2026, one of the subsidiaries of the Company has provided corporate guarantee in respect of the borrowings of wholly-owned subsidiary of a joint venture of the Group accounting to approximately S$856,000 (31 December 2025: S$658,000).

**(g) Key management compensation**

Key management includes both executive and non-executive directors of the Group. The compensation paid or payable to key management was disclosed in Note 29 to the unaudited condensed consolidated interim financial statements.

## 27 關聯方交易(續)

**(f)** 於二零二六年六月三十日，本公司其中一間附屬公司就本集團一間合營企業的全資附屬公司的借款約856,000新元(二零二五年十二月三十一日：658,000新元)提供公司擔保。

**(g) 主要管理層薪酬**

主要管理層包括本集團執行及非執行董事。已付或應付主要管理層的薪酬於未經審計簡明綜合中期財務報表附註29披露。

## 28 CONTINGENCIES

The Group had performance bonds for guarantees of completion of projects issued by insurance companies and banks amounting to approximately S$20,831,000 as at 30 June 2026 (31 December 2025: S$21,035,000).

The Group had security bonds made under section 12 of Employment of Foreign Manpower (Work Passes) Regulations amounting to approximately S$2,380,000 as at 30 June 2026 (31 December 2025: S$2,155,000).

## 28 或有事項

於二零二六年六月三十日，本集團有保險公司及銀行發出項目竣工擔保的履約保證，數額約為20,831,000新元(二零二五年十二月三十一日：21,035,000新元)。

於二零二六年六月三十日，本集團有根據外籍勞工僱傭法(工作准證)規例第12條作出的擔保金，數額約為2,380,000新元(二零二五年十二月三十一日：2,155,000新元)。

## 29 BENEFITS AND INTEREST OF DIRECTORS (DISCLOSURES REQUIRED BY SECTION 383 OF THE HONG KONG COMPANIES ORDINANCE (CAP. 622), COMPANIES (DISCLOSURE OF INFORMATION ABOUT BENEFITS OF DIRECTORS) REGULATION (CAP. 622G) AND HONG KONG LISTING RULES)

## 29 董事福利及利益(香港公司條例(第622章)第383條、公司(披露董事利益資料)規例(第622G章)及香港上市規則規定所作之披露)

### (a) Directors' emoluments

The remunerations of the directors for the six months ended 30 June 2026 is set out below:

### (a) 董事薪酬

董事於截至二零二六年六月三十日止六個月之薪酬載列如下：

| | | Fee<br>袍金<br>S$'000<br>千新元 | Salaries<br>薪金<br>S$'000<br>千新元 | Discretionary bonuses<br>酌情花紅<br>S$'000<br>千新元 | Benefits in kind<br>實物利益<br>S$'000<br>千新元 | Retirement benefit — defined contribution plans<br>退休福利 — 定額供款計劃<br>S$'000<br>千新元 | Total<br>總計<br>S$'000<br>千新元 |
|---|---|---|---|---|---|---|---|
| **For the six months ended 30 June 2026 (Unaudited)** | **截至二零二六年六月三十日止六個月(未經審計)** | | | | | | |
| *Executive directors* | *執行董事* | | | | | | |
| Ng Tian Soo | 伍天送 | – | 305 | 145 | – | 5 | 455 |
| Ng Tian Fah | 伍沺華 | – | 258 | 143 | 20 | 9 | 430 |
| *Independent non-executive directors* | *獨立非執行董事* | | | | | | |
| Gary Ng Sin Tong (alias Gary Huang Chendong) | 黃晨東 | 11 | – | – | – | – | 11 |
| Lee Wing Yin Jessica | 李頴然 | 11 | – | – | – | – | 11 |
| George Christopher Holland | George Christopher Holland | 11 | – | – | – | – | 11 |
| | | 33 | 563 | 288 | 20 | 14 | 918 |

## 29 BENEFITS AND INTEREST OF DIRECTORS (DISCLOSURES REQUIRED BY SECTION 383 OF THE HONG KONG COMPANIES ORDINANCE (CAP. 622), COMPANIES (DISCLOSURE OF INFORMATION ABOUT BENEFITS OF DIRECTORS) REGULATION (CAP. 622G) AND HONG KONG LISTING RULES) (Continued)

### (a) Directors' emoluments (Continued)

The remunerations of the directors for the six months ended 30 June 2025 is set out below:

## 29 董事福利及利益(香港公司條例(第622章)第383條、公司(披露董事利益資料)規例(第622G章)及香港上市規則規定所作之披露)(續)

### (a) 董事薪酬(續)

董事於截至二零二五年六月三十日止六個月之薪酬載列如下：

| | | Fee<br>袍金<br>S$'000<br>千新元 | Salaries<br>薪金<br>S$'000<br>千新元 | Discretionary bonuses<br>酌情花紅<br>S$'000<br>千新元 | Retirement benefit — defined contribution plans<br>退休福利 — 定額供款計劃<br>S$'000<br>千新元 | Total<br>總計<br>S$'000<br>千新元 |
|---|---|---|---|---|---|---|
| **For the six months ended 30 June 2025 (Unaudited)** | **截至二零二五年六月三十日止六個月(未經審計)** | | | | | |
| *Executive directors* | *執行董事* | | | | | |
| Ng Tian Soo | 伍天送 | – | 305 | 120 | 5 | 430 |
| Ng Tian Fah | 伍沺華 | – | 258 | 101 | 9 | 368 |
| *Independent non-executive directors* | *獨立非執行董事* | | | | | |
| Gary Ng Sin Tong (alias Gary Huang Chendong) | 黃晨東 | 10 | – | – | – | 10 |
| Lee Wing Yin Jessica | 李頴然 | 10 | – | – | – | 10 |
| George Christopher Holland | George Christopher Holland | 10 | – | – | – | 10 |
| | | 30 | 563 | 221 | 14 | 828 |

The executive directors' emoluments shown above are for their services in connection with management of the affairs of the Company and the Group. The independent non-executive directors' emoluments shown above were mainly for their services as directors of the Company.

上述執行董事酬金作為彼等就管理本公司及本集團事務提供服務之酬金。上述獨立非執行董事酬金主要為彼等作為本公司董事提供服務之酬金。

## 29 BENEFITS AND INTEREST OF DIRECTORS (DISCLOSURES REQUIRED BY SECTION 383 OF THE HONG KONG COMPANIES ORDINANCE (CAP. 622), COMPANIES (DISCLOSURE OF INFORMATION ABOUT BENEFITS OF DIRECTORS) REGULATION (CAP. 622G) AND HONG KONG LISTING RULES) (Continued)

### (a) Directors' emoluments (Continued)

Ng Tian Soo is the chairman and executive director of the Company and his emoluments disclosed above include those for services rendered by him as the chairman and executive director.

None of the directors have waived or agreed to waive any emoluments during the six months ended 30 June 2026 (six months ended 30 June 2025: Same).

* The discretionary bonus is an incentive based on individual performance which has been determined and approved by the remuneration committee.

### (b) Directors' retirement benefits

During the six months ended 30 June 2026, no retirement benefits were paid to or receivable by any director in respect of their other services in connection with the management of the affairs of the Company or its subsidiaries undertaking (six months ended 30 June 2025: Nil).

### (c) Directors' termination benefits

No payment was made to directors as compensation for early termination of the appointment during the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

### (d) Consideration provided to third parties for making available directors' services

No payment was made to third parties for making available directors' services during the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

## 29 董事福利及利益(香港公司條例(第622章)第383條、公司(披露董事利益資料)規例(第622G章)及香港上市規則規定所作之披露)(續)

### (a) 董事薪酬(續)

伍天送為本公司主席兼執行董事，上文所披露薪酬包括彼擔任主席及執行董事所提供服務的酬金。

於截至二零二六年六月三十日止六個月，並無任何董事放棄或同意放棄任何酬金(截至二零二五年六月三十日止六個月：相同)。

* 酌情花紅乃根據個人表現發放的獎勵，經由薪酬委員會釐定及批准。

### (b) 董事退休福利

截至二零二六年六月三十日止六個月，概無就任何董事有關管理本公司或其附屬公司事務的其他服務而已付或應收任何退休福利(截至二零二五年六月三十日止六個月：無)。

### (c) 董事離職福利

截至二零二六年六月三十日止六個月，概無就提早終止委任而向董事支付任何款項作為賠償(截至二零二五年六月三十日止六個月：無)。

### (d) 就獲提供董事服務而向第三方提供代價

截至二零二六年六月三十日止六個月，概無就獲提供董事服務而向任何第三方支付任何款項(截至二零二五年六月三十日止六個月：無)。

## 29 BENEFITS AND INTEREST OF DIRECTORS (DISCLOSURES REQUIRED BY SECTION 383 OF THE HONG KONG COMPANIES ORDINANCE (CAP. 622), COMPANIES (DISCLOSURE OF INFORMATION ABOUT BENEFITS OF DIRECTORS) REGULATION (CAP. 622G) AND HONG KONG LISTING RULES) (Continued)

### (e) Information about loans, quasi-loans and other dealings in favour of directors, bodies corporate controlled by, and entities connected with, such directors

Save as disclosed in Note 27, there were no other loans, quasi-loans and other dealings in favour of directors, controlled bodies corporate by and connected entities with such directors during the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

### (f) Directors' material interests in transactions, arrangements or contracts

No significant transactions, arrangements and contracts in relation to the Company's business to which the Company was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

## 30 SUBSEQUENT EVENTS

There are no significant events affecting the Group which have occurred after the six months ended 30 June 2026 and up to the date of this interim report.

## 29 董事福利及利益(香港公司條例(第622章)第383條、公司(披露董事利益資料)規例(第622G章)及香港上市規則規定所作之披露)(續)

### (e) 有關有利於董事、由有關董事控制的法團及與其有關連的實體之貸款、準貸款及其他交易之資料

除附註27所披露者外，截至二零二六年六月三十日止六個月，概無有利於董事、由有關董事控制的法團及與其有關連的實體之其他貸款、準貸款及其他交易(截至二零二五年六月三十日止六個月：無)。

### (f) 董事於交易、安排或合約中之重大權益

本公司概無訂立且本公司董事於當中直接或間接擁有重大權益而於截至二零二六年六月三十日止六個月年末或任何時間仍然存續的與本公司業務有關之重大交易、安排及合約(截至二零二五年六月三十日止六個月：無)。

## 30 其後事件

截至二零二六年六月三十日止六個月後及截至本中期報告日期，並無發生任何影響本集團的重大事件。

# Management Discussion and Analysis
# 管理層討論及分析

## INDUSTRY OVERVIEW

According to the Ministry of Trade and Industry Singapore ("**MTI**") announcement on 11 August 2026, the construction sector grew by 5.8% year-on-year in the second quarter of 2026, moderating from the 12.9% growth in the preceding quarter. This expansion was driven by higher output in both the public and private construction sectors. The Singapore infrastructure construction sector is expected to maintain a positive outlook in 2026, supported by a strong pipeline of major public infrastructure and development projects. Continued investment in transportation, utilities, energy, telecommunications and other essential infrastructure is expected to sustain construction activity and provide opportunities for contractors over the medium term. Nevertheless, the industry continues to face challenges as arising from rising labor costs, manpower constraints and broader uncertainties stemming from global economic volatility, evolving trade dynamics and ongoing geopolitical developments which may affect business sentiment, project costs and timelines. Against this backdrop, industry players are increasingly adopting digitalisation, automation and advanced construction technologies to enhance operational efficiency, improve productivity, optimise resource utilisation and support more sustainable construction practices.

## 行業概覽

根據新加坡貿易及工業部(「**貿易及工業部**」)於二零二六年八月十一日公佈，建築業於二零二六年第二季按年增長5.8%，較前一季的12.9%增長有所放緩。此次擴張主要受公營及私營建築業產出增加所帶動。在眾多重大公共基礎設施及開發項目的強勁支撐下，預計新加坡基礎設施建築業在二零二六年將維持樂觀前景。對交通、公用事業、能源、電信及其他關鍵基礎設施的持續投資，預計將在中期內持續支撐建設活動，並為承包商帶來商機。然而，業界仍持續面臨諸多挑戰，包括勞工成本上升、人力短缺，以及源自全球經濟波動、貿易動態變化和持續地緣政治變化所帶來的廣泛不確定因素，這些因素可能影響企業信心、項目成本及進度。在此背景下，業界參與者正日益採用數碼化、自動化及先進的建築技術，以提升營運效率、提高生產力、優化資源利用，並推動更可持續的建築實務。

## BUSINESS REVIEW AND PROSPECT

The core business and revenue structure of the Group remained unchanged for the six months ended 30 June 2026. The Group's operations, other than those of certain joint ventures, are located in Singapore and its revenue and profit from operations are solely derived from contract works rendered within Singapore. The Group is actively involved as a main contractor or subcontractor in both private and public sector projects and the revenue was principally derived from (i) contract works in relation to the installation of power cables and telecommunication cables (including ISP works and OSP works) by applying methods such as open cut excavation or trenchless methods; (ii) road milling and resurfacing services; (iii) ancillary support and other services; and (iv) sales of goods and milled waste.

## 業務回顧及前景

截至二零二六年六月三十日止六個月，本集團的核心業務及收益結構維持不變。本集團的業務(若干合營企業除外)位於新加坡，而經營收益及溢利僅來自新加坡境內提供的合約工程。本集團以總承建商或分包商身份積極參與私營及公營界別的項目，而收益主要來自(i)有關安裝電力電纜及電訊電纜(包括ISP工程及OSP工程)的合約工程(通過運用如明挖或非開挖法等方法)；(ii)道路銑刨及重鋪服務；(iii)輔助支援及其他服務；及(iv)銷售貨品及研磨廢料。

Looking ahead, the Group remains cautiously optimistic on its business prospects, supported by a strong order book and the continued demand for civil engineering and construction works in Singapore. Notwithstanding the improving financial outlook, the operating environment remains challenging. The Group continues to adopt a prudent approach in carrying out its business amid these challenges, which includes (i) cost pressures arising from labour shortages and rising manpower costs; (ii) increasing compliance requirements under the evolving local regulatory framework; (iii) higher operating costs associated with the procurement and leasing of construction machinery and vehicles; (iv) ongoing geopolitical tensions which contributed to volatility in global energy markets, resulting in higher diesel prices and increased transportation and operating costs; and (v) the current volatile interest rate environment may put upward pressure on borrowing costs of the Group. The Group is cautious and adopts a prudent and disciplined approach in managing these challenges by closely monitoring project costs, strengthening operational efficiency and maintaining financial discipline. As at 30 June 2026, the Group's order book stood at approximately S$533.0 million, with project completions scheduled through 2029.

展望未來，憑藉充裕的訂單量以及新加坡土木工程及建築工程需求的持續增長，本集團對其業務前景仍抱持審慎樂觀態度。儘管財務前景有所改善，但經營環境依然充滿挑戰。面對這些挑戰，本集團在開展業務時仍秉持審慎態度，這些挑戰包括：(i)勞工短缺及人力成本上升所帶來的成本壓力；(ii)隨著當地監管框架不斷演變而日益嚴格的合規要求；(iii)採購及租賃建築機械與車輛所帶來的營運成本上升；(iv)持續的地緣政治緊張局勢導致全球能源市場波動，進而推高柴油價格並增加運輸及營運成本；及(v)當前波動的利率環境可能對本集團的借款成本造成上行壓力。本集團採取審慎態度，並透過密切監控項目成本、提升營運效率及維持財務紀律，以謹慎且有紀律的方式應對這些挑戰。於二零二六年六月三十日，本集團的訂單總額約為533.0百萬新元，相關項目預計將於二零二九年前陸續竣工。

Business strategies of the Group remained unchanged for the six months ended 30 June 2026. Looking ahead, the Group will (i) closely monitor the global economic trend and market situation and take timely measures to improve its operation efficiency; (ii) continue to leverage its solid track record and proven expertise to tender for public and private sector projects; (iii) prioritise cash conservation; (iv) adopt tighten cost control measures; (v) actively participate in tendering for new projects to strengthen the Group's market position; and (vi) exercise caution when exploring business opportunities.

本集團業務策略於截至二零二六年六月三十日止六個月維持不變。展望未來，本集團將(i)密切監察全球經濟走勢及市場行情，及時採取措施提高其營運效率；(ii)持續憑藉其堅實往績及經證實的專業能力等優勢競標公營及私營界別項目；(iii)優先考慮節約現金；(iv)採納緊縮成本控制措施；(v)積極參與投標新項目以鞏固本集團市場地位；及(vi)於物色業務機會時審慎行事。

## ONGOING PROJECTS

As at 30 June 2026, the Group had 45 ongoing projects, including 44 ongoing power cable installation projects and one telecommunication cable installation projects with an aggregated contract sum of approximately S$653.3 million, of which approximately S$120.3 million has been recognised as revenue up to 30 June 2026 (31 December 2025: 35 ongoing projects, including 34 ongoing power cable installation projects and one telecommunication cable installation project with an aggregated contract sum of approximately S$671.5 million, of which approximately S$77.0 million has been recognised as revenue). The remaining balance will be recognised as the Group's revenue in subsequent periods in accordance with the respective stage of completion.

## 進行中項目

於二零二六年六月三十日，本集團有45個進行中項目，包括44個正在進行的電力電纜安裝項目及一個電訊電纜安裝項目，總合約金額約為653.3百萬新元，其中約120.3百萬新元於截至二零二六年六月三十日已確認為收益（二零二五年十二月三十一日：35個進行中項目，包括34個正在進行的電力電纜安裝項目及一個電訊電纜安裝項目，總合約金額約為671.5百萬新元，其中約77.0百萬新元已確認為收益）。餘額將根據相關完成階段於隨後期間確認為本集團的收益。

## FINANCIAL REVIEW

Below is the financial review for the six months ended 30 June 2026 as compared to six months ended 30 June 2025.

## 財務回顧

以下為截至二零二六年六月三十日止六個月相較截至二零二五年六月三十日止六個月的財務回顧。

### Revenue

The following table sets out the breakdown of the Group's revenue by goods and services types for the six months ended 30 June 2026 and 2025.

### 收益

下表載列本集團分別於截至二零二六年及二零二五年六月三十日止六個月按貨品及服務類型劃分的收益明細。

| | | For the six months ended 30 June 截至六月三十日止六個月 | |
|---|---|---|---|
| | | **2026 二零二六年** | 2025 二零二五年 |
| | | **S$'000 千新元** | S$'000 千新元 |
| | | **(Unaudited) (未經審計)** | (Unaudited) (未經審計) |
| Revenue from contract works | 合約工程所得收益 | | |
| — Power | — 電力 | **58,286** | 27,109 |
| — Telecommunication | — 電訊 | **598** | 6,436 |
| Subtotal | 小計 | **58,884** | 33,545 |
| Road milling and resurfacing services | 道路銑刨及重鋪服務 | **3,431** | 3,942 |
| Ancillary support and other services | 輔助支援及其他服務 | **5,200** | 2,785 |
| Sales of goods and milled waste | 銷售貨品及研磨廢料 | **2,611** | 1,967 |
| Total | 總計 | **70,126** | 42,239 |

The Group's overall revenue increased by approximately S$27.9 million from approximately S$42.2 million for the six months ended 30 June 2025 to approximately S$70.1 million for the six months ended 30 June 2026 representing increase of approximately 66.0%. This increase was mainly attributable to:

(i) increase in revenue from contract works by approximately S$25.4 million with combined effects of (a) the increase in revenue from power cable installation projects by approximately S$31.2 million was mainly due to substantial progress of projects with revenue recognised for the six months ended 30 June 2026 compared to the six months ended 30 June 2025; and (b) the decrease in revenue from telecommunication cable installation projects by approximately S$5.8 million was due to lesser progress of the project with revenue recognised for the six months ended 30 June 2026 compared to the six months ended 30 June 2025;

(ii) decrease in revenue from road milling and resurfacing services by approximately S$0.5 million;

(iii) increase in revenue from ancillary support and other services by approximately S$2.4 million due to increased revenue from leasing of vehicles; and

(iv) slight increase in revenue from sales of goods and milled waste by approximately S$0.6 million.

本集團的整體收益由截至二零二五年六月三十日止六個月約42.2百萬新元增加約27.9百萬新元至截至二零二六年六月三十日止六個月約70.1百萬新元，相當於增加約66.0%。該增加乃主要歸因於：

(i) 合約工程收益增加約25.4百萬新元，乃由於以下各項的綜合影響：(a)電力電纜安裝項目收益增加約31.2百萬新元，主要由於截至二零二六年六月三十日止六個月確認收益的項目與截至二零二五年六月三十日止六個月相比取得顯著進展；及(b)電訊電纜安裝項目的收益減少約5.8百萬新元，原因為截至二零二六年六月三十日止六個月確認收益的項目與截至二零二五年六月三十日止六個月相比進展較慢；

(ii) 道路銑刨及重鋪服務的收益減少約0.5百萬新元；

(iii) 租賃汽車的收益增加，導致輔助支援及其他服務的收益增加約2.4百萬新元；及

(iv) 銷售貨品及研磨廢料的收益略微增加約0.6百萬新元。

### Cost of sales

The Group's cost of sales increased by approximately S$23.4 million from approximately S$37.1 million for the six months ended 30 June 2025 to approximately S$60.5 million for the six months ended 30 June 2026, representing an increase of approximately 63.1%. The increase was in line with the increase in revenue as discussed above.

### 銷售成本

本集團的銷售成本由截至二零二五年六月三十日止六個月約37.1百萬新元增加約23.4百萬新元至截至二零二六年六月三十日止六個月約60.5百萬新元，相當於增加約63.1%。該增加與上文所述收益增加一致。

### Gross profit and gross profit margin

The Group's gross profit increased by approximately S$4.5 million from approximately S$5.1 million for the six months ended 30 June 2025 to approximately S$9.6 million for the six months ended 30 June 2026, while the Group's gross profit margin increased from approximately 12.2% for the six months ended 30 June 2025 to approximately 13.7% for the six months ended 30 June 2026. The increase in gross profit and gross profit margin was mainly due to the increase in revenue generated from contract works and ancillary support and other services of the Group attributable to reasons as elaborated above.

### 毛利及毛利率

本集團毛利由截至二零二五年六月三十日止六個月約5.1百萬新元增加約4.5百萬新元至截至二零二六年六月三十日止六個月約9.6百萬新元，而本集團毛利率由截至二零二五年六月三十日止六個月約12.2%增加至截至二零二六年六月三十日止六個月約13.7%。毛利及毛利率增加乃主要歸因於本集團合約工程以及輔助支援及其他服務所得收益增加，原因如上文所述。

### Other income and other gains, net

Other income and other gains, net increased by approximately S$38,000 from approximately S$598,000 for the six months ended 30 June 2025 to approximately S$636,000 for the six months ended 30 June 2026 was mainly attributable to (i) the increase in rental income from a property of approximately S$43,000; (ii) the increase in gain on disposal of property, plant and equipment of approximately S$31,000; (iii) the increase in government grants received by the Group of approximately S$8,000; (iv) the increase in rental income from investment properties of approximately S$4,000; and (v) the decrease in sales of electricity and renewable energy certificates of approximately S$48,000.

### 其他收入及其他收益淨額

其他收入及其他收益淨額由截至二零二五年六月三十日止六個月約598,000新元增加約38,000新元至截至二零二六年六月三十日止六個月約636,000新元，主要歸因於：(i)來自物業的租金收入增加約43,000新元；(ii)出售物業、廠房及設備收益增加約31,000新元；(iii)本集團收到的政府補助增加約8,000新元；(iv)投資物業租金收入增加約4,000新元；及(v)銷售電力及可再生能源證書減少約48,000新元。

### Administrative expenses

The Group's administrative expenses increased by approximately S$1.3 million from approximately S$4.4 million for the six months ended 30 June 2025 to approximately S$5.7 million for the six months ended 30 June 2026. Such increase was mainly due to the increase in employee benefit expenses of approximately S$1.3 million.

### 行政開支

本集團的行政開支由截至二零二五年六月三十日止六個月約4.4百萬新元增加約1.3百萬新元至截至二零二六年六月三十日止六個月約5.7百萬新元。該增加主要由於僱員福利開支增加約1.3百萬新元。

### Reversal of/(allowance for) impairment of trade receivables and contract assets

An allowance of impairment of trade receivables and contract assets turned from approximately S$264,000 for the six months ended 30 June 2025 to reversal of impairment of trade receivables and contract assets of approximately S$306,000 for the six months ended 30 June 2026. Such changes was mainly attributable to (i) the reversal of allowance for impairment of trade receivables of approximately S$378,000 in relation to decrease in trade receivables that were aged over 150 days for the six months ended 30 June 2026; and (ii) the decrease in allowance for expected credit losses of contract assets of approximately S$192,000 for the six months ended 30 June 2026.

### 貿易應收款項及合約資產減值撥回／(撥備)

貿易應收款項及合約資產減值撥備由截至二零二五年六月三十日止六個月的約264,000新元轉為截至二零二六年六月三十日止六個月貿易應收款項及合約資產減值撥回約306,000新元。該轉變主要由於(i)截至二零二六年六月三十日止六個月有關賬齡超過150日的貿易應收款項減少的貿易應收款項減值撥備撥回約378,000新元；及(ii)截至二零二六年六月三十日止六個月合約資產預期信貸虧損撥備減少約192,000新元所致。

### Finance income

Finance income decreased by approximately S$93,000 from approximately S$110,000 for the six months ended 30 June 2025 to approximately S$17,000 for the six months ended 30 June 2026. This was mainly attributable to a decrease in bank deposits and pledged bank deposits.

### 財務收入

財務收入由截至二零二五年六月三十日止六個月約110,000新元減少約93,000新元至截至二零二六年六月三十日止六個月約17,000新元。減少主要由於銀行存款及已抵押銀行存款減少。

### Finance costs

Finance costs represented interest expenses relating to bank borrowings, lease liabilities and unwinding of discount of reinstatement costs. The finance costs increased by approximately S$0.3 million from approximately S$0.7 million for the six months ended 30 June 2025 to approximately S$1.0 million for the six months ended 30 June 2026 was mainly due to the increase in bank borrowings.

### 財務成本

財務成本指與銀行借款、租賃負債及恢復成本折現轉回有關的利息開支。財務成本由截至二零二五年六月三十日止六個月約0.7百萬新元增加約0.3百萬新元至截至二零二六年六月三十日止六個月的約1.0百萬新元，其乃主要由於銀行借款增加。

### Share of profit and loss of joint ventures, net and net of tax

The share of profit and loss of joint ventures increased by approximately S$0.1 million due to improvement in the share of result of a joint venture driven by the improved operating performance of that joint venture for the six months ended 30 June 2026.

### 分佔合營企業損益淨額，扣除稅項

分佔合營企業損益增加約0.1百萬新元，乃由於截至二零二六年六月三十日止六個月，該合營企業的營運表現有所改善，導致分佔合營企業業績有所提升。

### Income tax expense

Income tax expense increased by approximately S$0.4 million for the six months ended 30 June 2026 compared to six months ended 30 June 2025. Such increase was mainly due to the increase in assessable profit generated during the period.

### 所得稅開支

截至二零二六年六月三十日止六個月，所得稅開支較截至二零二五年六月三十日止六個月增加約0.4百萬新元。該增加主要由於期內產生的應課稅溢利增加所致。

### Profit for the period

As a result of the foregoing, the Group recorded a net profit of approximately S$3.3 million for the six months ended 30 June 2026 as compared to the net profit approximately S$0.3 million for the six months ended 30 June 2025, representing an increase of approximately S$3.0 million. This increase was due to the reasons elaborated above.

### 期間溢利

鑒於上述，本集團截至二零二六年六月三十日止六個月錄得純利約3.3百萬新元，而截至二零二五年六月三十日止六個月則錄得純利約0.3百萬新元，即增加約3.0百萬新元。該增加乃由於上述原因造成。

## INTERIM DIVIDEND

The board of directors does not recommend the payment of an interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

## 中期股息

董事會不建議就截至二零二六年六月三十日止六個月派發中期股息(截至二零二五年六月三十日止六個月：無)。

## LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

The shares of the Company were successfully listed on Main Board of the Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") on 12 March 2020 by way of share offer and there has been no change in capital structure of the Group since then. The Company's capital comprises ordinary shares and capital reserves.

The Group's liquidity requirements are primarily attributable to the working capital for its business operations. The Group's principal sources of liquidity comprises of cash generated from business operations, cash and cash equivalents, equity contribution from the shareholders and borrowings. As at 30 June 2026, the Company's issued share capital was HK$10,640,000 and the number of issued shares of the Company was 1,064,000,000 ordinary shares of HK$0.01 each.

As at 30 June 2026, the Group maintained a healthy liquidity position with net current assets balance and cash at banks and on hand of approximately S$19.8 million (31 December 2025: S$20.1 million) and approximately S$9.4 million (31 December 2025: S$8.1 million) respectively. The Group has continued to implement a prudent cash and financial management policy. The Group's cash at banks and on hand were mainly denominated in Singapore dollars, are deposited with certain reputable financial institutions.

The Group aims to maintain flexibility in funding by utilising committed credit lines available and interest bearing borrowing, and regularly monitors the current and expected liquidity requirements to ensure that the Group maintains sufficient financial resources to meet its liquidity requirements at all times.

## 流動資金、財務資源及資本結構

本公司股份以股份發售方式於二零二零年三月十二日成功於香港聯合交易所有限公司(「**聯交所**」)主板上市，此後本集團的資本結構並無發生變化。本公司的資本包括普通股及資本儲備。

本集團的流動資金需求主要歸因於其業務營運的營運資金。本集團的主要流動資金來源包括業務營運產生的現金、現金及現金等價物、股東的股本注資及借款。於二零二六年六月三十日，本公司的已發行股本為10,640,000港元，而本公司的已發行股份數目為1,064,000,000股每股面值0.01港元的普通股。

於二零二六年六月三十日，本集團維持穩健的流動資金狀況，流動資產結餘淨值以及銀行現金及手頭現金分別約為19.8百萬新元(二零二五年十二月三十一日：20.1百萬新元)及約9.4百萬新元(二零二五年十二月三十一日：8.1百萬新元)。本集團繼續實施審慎的現金及財務管理政策。本集團的銀行現金及手頭現金主要以新元計值，存放於若干信譽良好的金融機構。

本集團旨在通過利用可供動用承諾信貸額度及計息借款維持資金的靈活彈性，並定期監控目前及預期的流動資金需求以確保本集團維持充足的財務資源以於任何時候滿足其流動資金需求。

The Group incurred net cash outflows in operating activities of approximately S$20.1 million for the six months ended 30 June 2026. Based on the respective repayment schedules, the Group's total current bank borrowings as at 30 June 2026, which are due within 12 months from the reporting date, amounted to approximately S$47.0 million. On the same date, the Group's cash at banks and on hand amounted to approximately S$9.4 million and the Group has available unutilised banking facilities amounted to approximately S$103.4 million. Management closely monitors the Group's financial performance and liquidity position. Management also regularly monitors its compliance with covenants and scheduled repayments of bank borrowings. The Group has no historical record of breach of covenant. Based on its past record and long relationship with its banks, the management does not consider that the banks will exercise their discretion to demand repayment so long as the Group continues to meet its obligations.

截至二零二六年六月三十日止六個月，本集團經營活動產生之淨現金流出約為20.1百萬新元。根據各還款時間表，本集團於二零二六年六月三十日之銀行借款總額中，於報告日期起十二個月內到期之款項約為47.0百萬新元。於同日，本集團的銀行存款及手頭現金約為9.4百萬新元，且本集團尚有未動用的銀行信貸額度約103.4百萬新元。管理層密切監控本集團的財務表現及流動資金狀況。管理層亦定期監控其對銀行借款契諾的遵守情況及按時還款狀況。本集團過往並無違反契約條款之紀錄。基於過往紀錄及與其銀行之長期合作關係，管理層認為，只要本集團持續履行其義務，銀行便不會行使酌情權要求還款。

Taking into account the available unutilised banking facilities and after assessing the Group's current and future cash flow position, the directors of the Company are satisfied that the Group will be able to meet its financial obligations when they fall due.

經考慮現有未動用之銀行信貸額度，並評估本集團目前及未來之現金流狀況後，本公司董事信納本集團將能於到期時履行其財務義務。

## Borrowings

As at 30 June 2026, the Group had total borrowings (including bank borrowings and lease liabilities) of approximately S$78.5 million (31 December 2025: S$46.9 million) which were denominated in Singapore dollars. As at 30 June 2026, the Group's bank borrowings of approximately of S$9.2 million bear interest at fixed interest rates (31 December 2025: S$6.3 million), while bank borrowing of approximately S$66.6 million (31 December 2025: S$37.9 million) bear interest at floating interest rates. The Group's borrowings have not been hedged by any interest rate financial instruments. Details of the maturity profile and interest rate of the borrowings are set out in Note 24 to the unaudited condensed consolidated interim financial statements.

## 借款

於二零二六年六月三十日，本集團的借款總額（包括銀行借款以及租賃負債）為約78.5百萬新元（二零二五年十二月三十一日：46.9百萬新元），均以新元列值。於二零二六年六月三十日，本集團約9.2百萬新元（二零二五年十二月三十一日：6.3百萬新元）的銀行借款按固定利率計息，而約66.6百萬新元（二零二五年十二月三十一日：37.9百萬新元）的銀行借款按浮動利率計息。本集團之借款並無通過任何利率金融工具進行對沖。借款的到期狀況及利率詳情載於未經審計簡明綜合中期財務報表附註24。

## Gearing ratio

Gearing ratio is calculated as total borrowings (including bank borrowings and lease liabilities) divided by the total equity at the end of the respective period.

## 資本負債比率

資本負債比率乃按各報告期末的借款總額（包括銀行借款及租賃負債）除以總權益計算。

As at 30 June 2026, the gearing ratio of the Group was approximately 118.8% (31 December 2025: 74.7%). The increase in gearing ratio as at 30 June 2026 was mainly due to the increase in bank borrowings by approximately S$31.6 million as at 30 June 2026 as compared to 31 December 2025. The increase in bank borrowing was primarily due to the drawdown of project financing to provide the Group with additional working capital to support its ongoing projects and operations.

於二零二六年六月三十日，本集團的資本負債比率約為118.8%（二零二五年十二月三十一日：74.7%）。於二零二六年六月三十日的資本負債比率上升主要由於截至二零二六年六月三十日銀行借款較二零二五年十二月三十一日增加約31.6百萬新元所致。銀行借款增加主要由於提取項目融資，以向本集團提供額外營運資金，用以支持其進行中項目及營運。

### Net debt to total equity ratio

Net debt to total equity ratio is calculated as net debt (i.e. lease liabilities, bank borrowings and net of cash at banks and on hand and pledged bank deposits) divided by total equity at the end of the respective period.

As at 30 June 2026, net debt to total equity ratio of the Group was approximately 102.2% (31 December 2025: 59.9%). The increase in net debt to total equity ratio as at 30 June 2026 was mainly due to the increase in bank borrowings by approximately S$31.6 million as at 30 June 2026 as compared to 31 December 2025.

### 債務淨額對總權益比率

債務淨額對總權益比率乃按各報告期末的債務淨額（即租賃負債與銀行借款，扣除銀行現金及手頭現金以及已抵押銀行存款）除以總權益計算。

於二零二六年六月三十日，本集團的債務淨額對總權益比率約為102.2%（二零二五年十二月三十一日：59.9%）。截至二零二六年六月三十日債務淨額對總權益比率上升乃主要由於二零二六年六月三十日的銀行借款較二零二五年十二月三十一日增加約31.6百萬新元。

### Pledge of assets

As at 30 June 2026, the Group's investment properties with fair value of approximately S$2.6 million (31 December 2025: Same), carrying amount of self-occupied properties of approximately S$26.2 million (31 December 2025: S$26.9 million), carrying amounts of motor vehicles and plant and machinery held under hire purchase commitments of approximately S$9.0 million and S$2.7 million (31 December 2025: S$5.7 million and S$3.0 million), respectively, and pledged bank deposits of approximately S$1.5 million (31 December 2025: S$1.1 million) were pledged for bank and other borrowings.

### 資產抵押

於二零二六年六月三十日，本集團名下公平值約2.6百萬新元（二零二五年十二月三十一日：相同）的投資物業、賬面值約26.2百萬新元（二零二五年十二月三十一日：26.9百萬新元）的自用物業、賬面值分別約9.0百萬新元及2.7百萬新元的根據租購承諾持有的汽車及廠房及機械（二零二五年十二月三十一日：5.7百萬新元及3.0百萬新元）及約1.5百萬新元（二零二五年十二月三十一日：1.1百萬新元）的有抵押銀行存款已抵押以獲得銀行及其他借款。

### Capital expenditures and commitments

During the six months ended 30 June 2026, the Group incurred capital expenditures of approximately S$8.8 million (six months ended 30 June 2025: S$23.1 million) in respect of the acquisition of plant and equipment and motor vehicles.

As at 30 June 2026, the Group had capital expenditure contracted for as end of the reporting period but not recognised in the unaudited condensed consolidated interim financial statements in respect of purchases of plant and equipment and motor vehicles of approximately S$0.6 million (31 December 2025: S$2.3 million).

### 資本開支及承擔

截至二零二六年六月三十日止六個月，本集團就購置廠房及設備以及汽車產生資本開支約8.8百萬新元（截至二零二五年六月三十日止六個月：23.1百萬新元）。

於二零二六年六月三十日，本集團就購買廠房及機械及汽車的資本開支已於報告期末訂約但未於未經審計簡明綜合中期財務報表確認，約為0.6百萬新元（二零二五年十二月三十一日：2.3百萬新元）。

## Contingencies

As at 30 June 2026, the Group had performance bonds for guarantees of completion of projects issued by insurance companies and bank amounting to approximately S$20.8 million (31 December 2025: S$21.0 million).

As at 30 June 2026, the Group had security bonds made under section 12 of Employment of Foreign Manpower (Work Passes) Regulations amounting to approximately S$2.4 million (31 December 2025: S$2.2 million).

## 或有事項

於二零二六年六月三十日，本集團有保險公司及銀行出具以擔保完成項目的履約保證約20.8百萬新元（二零二五年十二月三十一日：21.0百萬新元）。

於二零二六年六月三十日，本集團亦有根據外籍勞工僱傭法（工作准證）規例第12條作出的擔保金約2.4百萬新元（二零二五年十二月三十一日：2.2百萬新元）。

## Future plan for material investments and capital assets

Following the lease of a piece of leasehold industrial land and the buildings thereon situated at 18 Chin Bee Drive, Singapore 619865 (the "**Premises**") (details of which are set out in the Company's circular dated 27 March 2025 and the poll results announcement of the extraordinary general meeting dated 24 April 2025), the Group assessed that redeveloping certain buildings and structures at the Premises based on a higher plot ratio could better suit the Group's needs as compared to carrying out renovation and refurbishment on the existing buildings and structures. Consequently, Wee Guan Construction Pte Ltd ("**WGC**") (an indirect wholly-owned subsidiary of the Company and the lessee in respect of the lease of the Premises) applied for JTC's (being a statutory board under the Ministry of Trade and Industry of the Singapore Government which is in charge of Singapore's industrial progress) consent to certain redevelopment works proposed to be carried out at the Premises (the "**Redevelopment Works**").

WGC received a letter of consent from JTC dated 17 August 2026 (the "**Consent Letter**") in which the JTC informed WGC of its consent to the Redevelopment Works subject to the terms and conditions set out in the Consent Letter being accepted by WGC by the acceptance deadline of 31 August 2026. On 28 August 2026, WGC submitted a letter of acceptance confirming its acceptance of all the terms and conditions of the Consent Letter. For further details, please refer to the Company's announcement dated 28 August 2026. As at 28 September 2026, the Group has not entered into any construction contract, appointed any contractor, or obtained any quotation or tender in relation to the Redevelopment Works. The Group will commence the process of selecting contractors for the remaining Redevelopment Works.

## 重大投資及資本資產的未來計劃

於租賃一幅位於18 Chin Bee Drive, Singapore 619865的租賃工業用地及其樓宇（「**該物業**」）（詳情載於本公司日期為二零二五年三月二十七日的通函及日期為二零二五年四月二十四日的股東特別大會投票結果公告）後，本集團評估，相比於對現有樓宇及構築物進行翻新及裝修，按較高地積比率重建該物業的若干樓宇及構築物將更符合本集團的需求。因此，Wee Guan Construction Pte Ltd（「**WGC**」，本公司間接全資附屬公司，為該物業租賃的承租人）向JTC（新加坡政府貿易與工業部下屬的法定機構，負責新加坡的工業發展）申請同意在該物業進行的若干建議重建工程（「**重建工程**」）。

WGC已接獲JTC日期為二零二六年八月十七日的同意函（「**同意函**」），其中JTC告知WGC其同意進行重建工程，惟須待WGC於二零二六年八月三十一日的接納期限前接納同意函所載的條款及條件後，方可作實。於二零二六年八月二十八日，WGC提交一份接納函，確認接納同意函所載全部條款及條件。有關進一步詳情，請參閱本公司日期為二零二六年八月二十八日的公告。於二零二六年九月二十八日，本集團並無就重建工程訂立任何建築合約、委任任何承建商或取得任何報價或投標書。本集團將展開甄選剩下重建工程承建商之程序。

As at 28 September 2026, the Group does not have a detailed capital investment plan for the Redevelopment Works, as the Group has not yet obtained quotations or tenders for the Redevelopment Works.

於二零二六年九月二十八日，本集團尚未就重建工程制定詳細的資本投資計劃，原因為本集團尚未就重建工程取得報價或投標書。

Save for the Redevelopment Works, the Group had no other future plans for material investments or capital assets as at 28 September 2026.

除重建工程外，於二零二六年九月二十八日，本集團並無其他重大投資或資本資產的未來計劃。

### Significant investments, material acquisitions and disposals of subsidiaries and associates companies or joint ventures

During the six months ended 30 June 2026, the Group did not have any significant investment held, material acquisitions or disposals of subsidiaries and associated companies or joint ventures.

### 重大投資、重大收購以及出售附屬公司及聯營公司或合營企業

截至二零二六年六月三十日止六個月，本集團並無持有任何重大投資、重大收購或出售附屬公司及聯營公司或合營企業。

### Financial instruments

The Group's major financial instruments include trade receivables, deposits and other receivables excluding prepayments, cash at banks and on hand, pledged bank deposits, bank borrowings, lease liabilities, trade and retention payables and other payables excluding non-financial liabilities. The Group's management manages such exposure to ensure appropriate measures are implemented on a timely and effective manner.

### 金融工具

本集團的主要金融工具包括貿易應收款項、按金及其他應收款項(不包括預付款項)、銀行現金及手頭現金、已抵押銀行存款、銀行借款、租賃負債、貿易應付款項及應付保留金以及其他應付款項(不包括非金融負債)。本集團管理層管理該等風險，以確保及時及有效地採取適當措施。

### Foreign exchange exposure

The headquarters and principal place of business of the Group is in Singapore with its revenue and cost of sales mainly denominated in Singapore dollars, which is the functional currency of all the Group's operating companies.

### 外匯風險

本集團的總部及主要營業地點位於新加坡，收益及銷售成本主要以新元計值，而新元為本集團所有營運公司的功能貨幣。

However, as the shares of the Company have been listed on the Stock Exchange on 12 March 2020, the Group retains Hong Kong dollars amounting to approximately HK$78,000 as at 30 June 2026 that are exposed to foreign currency risks. The Group does not expect the foreign exchange risk could materially affect the Group's results of operations, and therefore no hedging instrument has been employed. The Group will continue to monitor its foreign currency exposure and will consider hedging significant foreign currency exposure should the need arise.

然而，由於本公司股份已於二零二零年三月十二日於聯交所上市，本集團於二零二六年六月三十日保留約78,000港元，該款項面臨外幣風險。本集團預計外匯風險不會對本集團的經營業績產生重大影響，因此並無採用對沖工具。本集團將持續監控其外幣風險，並將於需要時考慮對沖重大外幣風險。

## EMPLOYEES AND REMUNERATION POLICIES

As at the 30 June 2026, the Group had 742 full time employees (31 December 2025: 695), including executive Directors. Total staff costs including Directors' emoluments, salaries, wages and other staff benefits, contributions and retirement schemes for the six months ended 30 June 2026 amounted to approximately S$19.8 million (six months ended 30 June 2025: S$13.6 million).

The Group offers remuneration package to its employees which includes salary, bonuses and allowance. Generally, the salary and benefit levels of the employees of the Group are based on each of their qualifications, position and seniority. The Group has an annual review system to appraise the performance of its employees, which constitutes the grounds for the decision to the salary raises, bonuses and promotions. In addition, the Group also pays Central Provident Fund for employees in Singapore. The emoluments of the Directors have been reviewed by the Remuneration Committee of the Company, having regard to the performance of Directors and market standards, and approved by the Board. The Company has adopted a share option scheme as an incentive to Directors and eligible employees of the Group.

## 僱員及薪酬政策

於二零二六年六月三十日，本集團有742名（二零二五年十二月三十一日：695名）全職僱員（包括執行董事）。截至二零二六年六月三十日止六個月的員工成本總額（包括董事酬金、薪金、工資及其他員工福利、供款以及退休計劃）約為19.8百萬新元（截至二零二五年六月三十日止六個月：13.6百萬新元）。

本集團為其僱員提供薪酬待遇，包括薪金、花紅及津貼。一般而言，本集團僱員的薪金及福利水準乃視乎彼等各自的資格、職位及資歷而定。本集團有一個年度考核制度以評估僱員表現，此構成決定加薪、花紅及晉升的依據。此外，本集團亦為新加坡僱員支付中央公積金。本公司薪酬委員會檢討董事酬金時已計及董事表現及市場標準，並獲得董事會批准。本公司已採納購股權計劃作為對本集團董事及合資格僱員的獎勵。

## EVENT AFTER REPORTING PERIOD

There are no significant events affecting the Group which have occurred after the six months ended 30 June 2026 and up to the date of this report.

## 報告期後事項

於截至二零二六年六月三十日止六個月後及截至本報告日期，並無發生任何影響本集團的重大事項。

## DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS

As at 30 June 2026, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance of Hong Kong (the "**SFO**")) which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they are taken or deemed to have under such provisions of the SFO) or which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 of the Listing Rules were as follows:

## 董事及主要行政人員於本公司及其相聯法團股份、相關股份及債權證之權益及淡倉

於二零二六年六月三十日，董事及本公司主要行政人員於本公司或其相聯法團（定義見香港證券及期貨條例（「**證券及期貨條例**」）第XV部）之股份、相關股份及債權證中擁有根據證券及期貨條例第XV部第7與8分部須知會本公司及聯交所的權益及淡倉（包括根據證券及期貨條例有關條文被當作或視作擁有的任何權益及淡倉），或根據證券及期貨條例第352條須登記於該條所述登記冊的權益及淡倉，或根據上市規則附錄C3所載上市發行人董事進行之證券交易之標準守則（「**標準守則**」）須知會本公司及聯交所的權益及淡倉如下：

### (a) Long positions in the Shares

### (a) 於股份的好倉

| Name of Director<br>董事姓名 | Nature of interest<br>權益性質 | Number of Shares held<br>所持股份數目 | Percentage of issued share capital<br>佔已發行股本的百分比 |
|---|---|---|---|
| Mr. Ng Tian Soo (Note)<br>伍天送先生（附註） | Interest in controlled corporation<br>受控法團權益 | 542,640,000 | 51.00% |
| Mr. Ng Tian Fah (Note)<br>伍沺華先生（附註） | Interest in controlled corporation<br>受控法團權益 | 542,640,000 | 51.00% |

Note: 542,640,000 Shares are held by WG INTERNATIONAL (BVI) LIMITED ("**WGI (BVI)**") which is beneficially owned as to 35% by Mr. Ng Tian Soo ("**Mr. Ng TS**"), 28% by Mr. Ng Tian Fah ("**Mr. Ng TF**"), 28% by Mr. Ng Tian Kew ("**Mr. Ng TK**") and 9% by Ms. Ng Mei Lian ("**Ms. Ng ML**"). Pursuant to the acting in concert confirmatory deed dated 30 August 2023, Mr. Ng TS, Mr. Ng TF, Mr. Ng TK and Ms. Ng ML become parties acting in concert and they are deemed to be interested in the Shares held by WGI (BVI) pursuant to the SFO.

附註： 542,640,000股股份由WG INTERNATIONAL (BVI) LIMITED（「**WGI (BVI)**」）持有，該公司由伍天送先生（「**伍天送先生**」）、伍沺華先生（「**伍沺華先生**」）、伍沺逑先生（「**伍沺逑先生**」）及伍美霖女士（「**伍美霖女士**」）分別實益擁有35%、28%、28%及9%。根據於二零二三年八月三十日訂立的一致行動人士確認契據，伍天送先生、伍沺華先生、伍沺逑先生及伍美霖女士成為一致行動人士及根據證券及期貨條例，彼等被視為於WGI (BVI)所持股份中擁有權益。

## DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS (Continued)

## 董事及主要行政人員於本公司及其相聯法團股份、相關股份及債權證之權益及淡倉(續)

### (b) Long positions in the shares of associated corporations

### (b) 於相聯法團股份的好倉

| Name of Director<br>董事姓名 | Name of associated corporation<br>相聯法團名稱 | Nature of interest<br>權益性質 | Number of shares held<br>所持股份數目 | Percentage of interest in associated corporation<br>佔相聯法團權益的百分比 |
|---|---|---|---|---|
| Mr. Ng TS (Note)<br>伍天送先生(附註) | WGI (BVI)<br>WGI (BVI) | Beneficial owner<br>實益擁有人 | 17,500 | 35.00% |
| Mr. Ng TF (Note)<br>伍泄華先生(附註) | WGI (BVI)<br>WGI (BVI) | Beneficial owner<br>實益擁有人 | 14,000 | 28.00% |

Note: The Company is owned as to 51% by WGI (BVI). WGI (BVI) is beneficially owned as to 35% by Mr. Ng TS, 28% by Mr. Ng TF, 28% by Mr. Ng TK and 9% by Ms. Ng ML.

附註：本公司由WGI (BVI)擁有51%權益。WGI (BVI)由伍天送先生、伍泄華先生、伍泄逑先生及伍美霖女士分別實益擁有35%、28%、28%及9%。

Save as disclosed above, as at 30 June 2026, none of the Directors or chief executive of the Company had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they are taken or deemed to have under such provisions of the SFO), or which were required, pursuant to Section 352 of the SFO, to be entered in register referred to therein, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code of the Listing Rules.

除上文所披露者外，於二零二六年六月三十日，概無董事或本公司主要行政人員於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)之任何股份、相關股份或債權證中擁有根據證券及期貨條例第XV部第7與8分部須知會本公司及聯交所的權益或淡倉(包括根據證券及期貨條例有關條文被當作或視作擁有的任何權益或淡倉)，或根據證券及期貨條例第352條須登記於該條所述登記冊的權益或淡倉，或根據上市規則之標準守則須知會本公司及聯交所的權益或淡倉。

## SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

As at 30 June 2026, the following persons had interests or short positions in the shares and underlying shares of the Company which were notified to the Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO and entered in the register maintained by the Company pursuant to Section 336 of the SFO were as follows:

## 主要股東於本公司股份及相關股份的權益及淡倉

於二零二六年六月三十日，下列人士於本公司股份及相關股份中擁有根據證券及期貨條例第XV部第2及第3分部已知會本公司及聯交所的權益或淡倉，以及根據證券及期貨條例第336條已登記於本公司備存的登記冊內的權益或淡倉如下：

### Long positions in the Shares

### 於股份的好倉

| Name of shareholder<br>股東名稱／姓名 | Nature of interest<br>權益性質 | Number of Shares held<br>所持股份數目 | Percentage of issued share capital<br>佔已發行股本的百分比 |
|---|---|---|---|
| WGI (BVI) (Note 1)<br>WGI (BVI)（附註1） | Beneficial owner<br>實益擁有人 | 542,640,000 | 51.00% |
| Mr. Ng TS (Note 1)<br>伍天送先生（附註1） | Interest in controlled corporation<br>受控法團權益 | 542,640,000 | 51.00% |
| Mr. Ng TF (Note 1)<br>伍沺華先生（附註1） | Interest in controlled corporation<br>受控法團權益 | 542,640,000 | 51.00% |
| Mr. Ng TK (Note 1)<br>伍沺逑先生（附註1） | Interest in controlled corporation<br>受控法團權益 | 542,640,000 | 51.00% |
| Ms. Ng ML (Note 1)<br>伍美霖女士（附註1） | Interest in controlled corporation<br>受控法團權益 | 542,640,000 | 51.00% |
| Ms. Pang Kip Moi (Note 2)<br>彭及妹女士（附註2） | Interest of spouse<br>配偶權益 | 542,640,000 | 51.00% |
| Ms. Phang May Lan (Note 3)<br>彭美蘭女士（附註3） | Interest of spouse<br>配偶權益 | 542,640,000 | 51.00% |
| Ms. Tang Siaw Tien (Note 4)<br>陳俤潤女士（附註4） | Interest of spouse<br>配偶權益 | 542,640,000 | 51.00% |
| Mr. Chen Teck Men (Note 5)<br>曾雪明先生（附註5） | Interest of spouse<br>配偶權益 | 542,640,000 | 51.00% |
| Mr. Huang Lei<br>黃雷先生 | Beneficial owner<br>實益擁有人 | 85,360,000 | 8.02% |

## SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY (Continued)

### Long positions in the Shares (Continued)

Notes:

1. 542,640,000 Shares are held by WGI (BVI) which is beneficially owned as to 35% by Mr. Ng TS, 28% by Mr. Ng TF, 28% by Mr. Ng TK and 9% by Ms. Ng ML. Pursuant to the acting in concert confirmatory deed dated 30 August 2023, Mr. Ng TS, Mr. Ng TF, Mr. Ng TK and Ms. Ng ML become parties acting in concert and they are deemed to be interested in the Shares held by WGI (BVI) pursuant to the SFO.

2. Ms. Pang Kip Moi is the spouse of Mr. Ng TS and accordingly, is deemed, or taken to be, interested in all the Shares that Mr. Ng TS is interested in by virtue of the SFO.

3. Ms. Phang May Lan is the spouse of Mr. Ng TF and accordingly, is deemed, or taken to be, interested in all the Shares that Mr. Ng TF is interested in by virtue of the SFO.

4. Ms. Tang Siaw Tien is the spouse of Mr. Ng TK and accordingly, is deemed, or taken to be, interested in all the Shares that Mr. Ng TK is interested in by virtue of the SFO

5. Mr. Chen Teck Men is the spouse of Ms. Ng ML and accordingly, is deemed, or taken to be, interested in all the Shares that Ms. Ng ML is interested in by virtue of the SFO.

Save as disclosed above, as at 30 June 2026, the Company had not been notified by any persons who had interests or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register maintained by the Company pursuant to Section 336 of the SFO.

## 主要股東於本公司股份及相關股份的權益及淡倉(續)

### 於股份的好倉(續)

附註:

1. 542,640,000股股份由WGI (BVI)持有，該公司由伍天送先生、伍沺華先生、伍沺逑先生及伍美霖女士分別實益擁有35%、28%、28%及9%。根據於二零二三年八月三十日訂立的一致行動人士確認契據，伍天送先生、伍沺華先生、伍沺逑先生及伍美霖女士成為一致行動人士及根據證券及期貨條例，彼等被視為於WGI (BVI)所持股份中擁有權益。

2. 彭及妹女士為伍天送先生的配偶，因此，根據證券及期貨條例，彭及妹女士被視為或被當作於伍天送先生持有權益的所有股份中擁有權益。

3. 彭美蘭女士為伍沺華先生的配偶，因此，根據證券及期貨條例，彭美蘭女士被視為或被當作於伍沺華先生持有權益的所有股份中擁有權益。

4. 陳俇潤女士為伍沺逑先生的配偶，因此，根據證券及期貨條例，陳俇潤女士被視為或被當作於伍沺逑先生持有權益的所有股份中擁有權益。

5. 曾雪明先生為伍美霖女士的配偶，因此，根據證券及期貨條例，曾雪明先生被視為或被當作於伍美霖女士持有權益的所有股份中擁有權益。

除上文所披露者外，於二零二六年六月三十日，概無任何人士曾知會本公司其於本公司股份或相關股份中擁有根據證券及期貨條例第XV部第2及第3分部須向本公司披露或根據證券及期貨條例第336條已列入本公司備存的登記冊內之權益或淡倉。

## MODEL CODE FOR SECURITIES TRANSACTIONS

The Company adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "**Listing Rules**") as its codes of conduct regarding the Directors' securities transactions (the "**Securities Dealing Code**"). Specific enquiry has been made with all the Directors and all of them confirmed that they have complied with the Model Code and the Securities Dealing Code for the six months ended 30 June 2026.

The Company is not aware of any non-compliance with the Model Code and the Securities Dealing Code for the six months ended 30 June 2026. The Company will from time to time reiterate and provide reminders to the Directors regarding the procedures, rules and requirements to be complied with by them in relation to the Directors' dealings in securities of the Company.

## 進行證券交易的標準守則

本公司已採納香港聯合交易所有限公司證券上市規則(「**上市規則**」)附錄C3所載的上市發行人董事進行證券交易的標準守則(「**標準守則**」)作為董事進行證券交易的行為守則(「**證券交易守則**」)。本公司已向全體董事作出具體查詢，全體董事均確認彼等於截至二零二六年六月三十日止六個月已遵守標準守則及證券交易守則。

本公司並不知悉於截至二零二六年六月三十日止六個月有任何不遵守標準守則及證券交易守則的情況。本公司將不時向董事重申並提示彼等有關董事買賣本公司證券須遵守的程序、規則及要求。

## CORPORATE GOVERNANCE

During the six months ended 30 June 2026, the Company complied with the code provisions as set out in the Corporate Governance Code (the "**CG Code**") contained in Appendix C1 of the Listing Rules.

The Company reviews its corporate governance practices regularly to ensure compliance with the CG Code.

## 企業管治

截至二零二六年六月三十日止六個月，本公司遵守上市規則附錄C1所載企業管治守則(「**企業管治守則**」)所載守則條文。

本公司定期審閱其企業管治常規，以確保遵守企業管治守則。

## SHARE OPTION SCHEME

The Company has conditionally adopted a share option scheme on 18 February 2020 as an additional incentive to employees (full-time and part-time), directors, consultants, advisers, substantial shareholders, distributors, contractors, suppliers, agents, customers, business partners or service providers of the Group and to promote the success of the business of the Group. No share option has been granted, exercised, cancelled or lapsed under the share option scheme since its adoption and during the six months ended 30 June 2026, and there is no outstanding share option as at 30 June 2026.

## 購股權計劃

本公司於二零二零年二月十八日有條件採納購股權計劃，作為對本集團僱員(全職及兼職)、董事、諮詢人、顧問、主要股東、分銷商、承包商、供應商、代理、客戶、商業夥伴或服務供應商促成本集團業務成功的額外獎勵。自採納購股權計劃以來及截至二零二六年六月三十日止六個月，概無購股權根據購股權計劃獲授出、行使、註銷或失效。因此，於二零二六年六月三十日並無尚未行使的購股權。

## COMPETING INTERESTS

The controlling shareholders of the Company, the Directors and their respective close associates confirmed that each of them does not have any interest in a business apart from the Group's business which competes or is likely to compete, directly or indirectly, with the Group's business during the six months ended 30 June 2026, and is required to be disclosed pursuant to Rule 8.10 of the Listing Rules.

## 競爭權益

本公司控股股東、董事及彼等各自的緊密聯繫人確認，於截至二零二六年六月三十日止六個月概無於除本集團的業務以外與本集團業務直接或間接構成競爭或可能構成競爭的業務中擁有任何權益，而須根據上市規則第8.10條予以披露。

## DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed above, at no time for the six months period ended 30 June 2026 was the Company or any of its subsidiaries a party to any arrangements to enable the Directors to acquire such right by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

## 董事購買股份或債權證之權利

除上文所披露者外，截至二零二六年六月三十日止六個月期間任何時間，本公司或其任何附屬公司概無參與任何安排，致使董事可透過收購本公司或任何其他法人團體之股份或債權證而獲取有關權利。

## PURCHASE, SALE OR REDEMPTION OF THE LISTED SECURITIES OF THE COMPANY

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares of the Company) during the six months ended 30 June 2026.

## 購買、出售或贖回本公司上市證券

截至二零二六年六月三十日止六個月，本公司或其任何附屬公司概無購買、出售或贖回本公司之任何上市證券(包括出售本公司庫存股份)。

## AUDIT COMMITTEE

The unaudited interim results of the Group for the six months ended 30 June 2026 are unaudited but have been reviewed by the audit committee. The audit committee has reviewed the accounting principles and practices adopted by the Group and discussed risk management, internal control and financial reporting matters with the management of the Company including a review of the unaudited condensed consolidated interim financial statements and the interim report of the Company for the six months ended 30 June 2026 with no disagreement by the audit committee of the Company.

## 審計委員會

本集團截至二零二六年六月三十日止六個月的未經審計中期業績未經審計，但審計委員會已經審閱。審計委員會已審閱本集團所採納會計原則及常規，並與本公司管理層討論風險管理、內部控制及財務報告事宜(包括審閱本公司截至二零二六年六月三十日止六個月的未經審計簡明綜合中期財務報表及中期報告)，而本公司審計委員會並無異議。

By Order of the Board
**Wei Yuan Holdings Limited**
**Ng Tian Soo**
*Chairman and Executive Director*

承董事會命
**偉源控股有限公司**
*主席兼執行董事*
**伍天送**

Singapore, 27 August 2026

新加坡，二零二六年八月二十七日

# Wei Yuan Holdings Limited
# 偉源控股有限公司