



Lum Chang Holdings Limited

(Incorporated in Singapore, Registration Number: 198203949N)

and its subsidiaries

Condensed Interim Consolidated Financial Statements (Unaudited)

For the six months ended 31 December 2024

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Lum Chang Holdings Limited and its subsidiaries
Condensed Interim Consolidated Income Statement and Statement of Comprehensive Income

	Note	Group		Increase/ (decrease) %
		6 months ended 31 December 2024 ("1H2025") \$'000	6 months ended 31 December 2023 ("1H2024") \$'000	
Revenue	4.2	239,034	232,607	3%
Cost of sales		(219,605)	(210,645)	4%
Gross profit		19,429	21,962	(12%)
Other income	5.1	1,723	1,319	31%
Other gains/(losses) – net	5.1	96	(256)	NM *
Expenses				
- Distribution and marketing		(136)	(101)	35%
- Administrative and general		(13,111)	(13,269)	(1%)
- Finance		(1,088)	(1,292)	(16%)
Share of profits/(losses) of:				
- associated companies		1,487	20	7335%
- joint ventures		(1,808)	(1,880)	(4%)
Profit before income tax	5.1	6,592	6,503	1%
Income tax expense	6	(1,818)	(1,217)	49%
Net profit		4,774	5,286	(10%)
Net profit attributable to:				
Equity holders of the Company		3,495	3,630	(4%)
Non-controlling interests		1,279	1,656	(23%)
		4,774	5,286	(10%)
Earnings per ordinary share attributable to the equity holders of the Company (cents per share)	8			
- Basic		0.93	0.96	(3%)
- Diluted		0.93	0.96	(3%)

Note * : "NM" denotes not meaningful

Lum Chang Holdings Limited and its subsidiaries
Condensed Interim Consolidated Income Statement and Statement of Comprehensive Income (continued)

	Group		
	6 months ended 31 December 2024 ("1H2025") \$'000	6 months ended 31 December 2023 ("1H2024") \$'000	Increase/ (decrease) %
Net profit	4,774	5,286	(10%)
Other comprehensive income/(loss):			
Items that may be reclassified subsequently to profit or loss:			
Currency translation differences arising from consolidation			
– Gains/(losses)	2,117	(778)	NM *
– Reclassification	19	371	(95%)
	<u>2,136</u>	<u>(407)</u>	NM *
Items that will not be reclassified subsequently to profit or loss:			
Currency translation differences arising from consolidation			
– Gains/(losses)	5	(23)	NM *
Financial assets, at fair value through other comprehensive income ("FVOCI")			
– Fair value gains/(losses)	76	(2,730)	NM *
	<u>81</u>	<u>(2,753)</u>	NM *
Other comprehensive income/(loss) for the period, net of tax	<u>2,217</u>	<u>(3,160)</u>	NM *
Total comprehensive income for the period	<u>6,991</u>	<u>2,126</u>	229%
Total comprehensive income attributable to:			
Equity holders of the Company	5,707	493	1058%
Non-controlling interests	1,284	1,633	(21%)
	<u>6,991</u>	<u>2,126</u>	229%

Note * : "NM" denotes not meaningful

Lum Chang Holdings Limited and its subsidiaries

Condensed Interim Balance Sheet

	Note	Group		Company	
		31 December	30 June	31 December	30 June
		2024	2024	2024	2024
		\$'000	\$'000	\$'000	\$'000
ASSETS					
Current assets					
Cash and cash equivalents		95,873	51,248	10,429	12,864
Trade and other receivables		58,892	55,745	15,841	43,121
Contract assets		26,261	90,612	-	-
Other financial assets		2,085	1,991	-	-
Tax recoverable		17	-	-	-
Properties held for sale		2,305	-	-	-
Development properties		22,954	22,303	-	-
Other current assets		5,567	10,529	130	132
		<u>213,954</u>	<u>232,428</u>	<u>26,400</u>	<u>56,117</u>
Non-current assets					
Trade and other receivables		117,137	120,040	114,811	113,361
Club memberships		111	141	172	177
Other financial assets	10	13,180	13,104	-	-
Investments in subsidiaries		-	-	27,300	27,300
Investments in joint ventures		12,780	14,027	-	-
Investments in associated companies		7,750	6,217	-	-
Investment properties	11	19,393	19,393	3,650	-
Property, plant and equipment	12	32,812	31,847	1,895	1,956
Deferred income tax assets		1,087	1,043	-	-
Other non-current assets		749	724	-	-
		<u>204,999</u>	<u>206,536</u>	<u>147,828</u>	<u>142,794</u>
Total assets		<u>418,953</u>	<u>438,964</u>	<u>174,228</u>	<u>198,911</u>
LIABILITIES					
Current liabilities					
Trade and other payables		81,605	118,589	68,690	96,505
Contract liabilities		59,052	13,018	-	-
Provision for other liabilities		24,387	33,905	-	-
Current income tax liabilities		2,179	1,558	-	-
Borrowings	13	11,040	35,518	4,084	6,333
		<u>178,263</u>	<u>202,588</u>	<u>72,774</u>	<u>102,838</u>
Non-current liabilities					
Trade and other payables		42,247	38,245	-	-
Borrowings	13	30,385	32,112	-	-
Deferred income tax liabilities		86	86	-	-
		<u>72,718</u>	<u>70,443</u>	<u>-</u>	<u>-</u>
Total liabilities		<u>250,981</u>	<u>273,031</u>	<u>72,774</u>	<u>102,838</u>
NET ASSETS		<u>167,972</u>	<u>165,933</u>	<u>101,454</u>	<u>96,073</u>
EQUITY					
Capital and reserves attributable to the equity holders of the Company					
Share capital	14	86,572	86,572	86,572	86,572
Treasury shares	14	(3,443)	(3,303)	(3,443)	(3,303)
Capital and other reserves		26,707	24,495	3,182	3,182
Retained profits		53,741	53,992	15,143	9,622
Shareholders' equity		<u>163,577</u>	<u>161,756</u>	<u>101,454</u>	<u>96,073</u>
Non-controlling interests		4,395	4,177	-	-
Total equity		<u>167,972</u>	<u>165,933</u>	<u>101,454</u>	<u>96,073</u>

Lum Chang Holdings Limited and its subsidiaries

Condensed Interim Statement of Changes in Equity – Group

	Note	← Attributable to equity holders of the Company →						
		Share capital	Treasury shares	Capital and other reserves	Retained profits	Total	Non-controlling interests	Total equity
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
1H2025								
Balance as at 1 July 2024		86,572	(3,303)	24,495	53,992	161,756	4,177	165,933
Net profit		-	-	-	3,495	3,495	1,279	4,774
Other comprehensive income		-	-	2,212	-	2,212	5	2,217
Total comprehensive income		-	-	2,212	3,495	5,707	1,284	6,991
Purchase of treasury shares	14	-	(140)	-	-	(140)	-	(140)
Dividends paid	7	-	-	-	(3,746)	(3,746)	-	(3,746)
Capital contribution by a non-controlling shareholder of subsidiary		-	-	-	-	-	30	30
Dividends paid to non-controlling shareholders of subsidiaries		-	-	-	-	-	(1,096)	(1,096)
Total transactions with owners, recognised directly in equity		-	(140)	-	(3,746)	(3,886)	(1,066)	(4,952)
Balance as at 31 December 2024		86,572	(3,443)	26,707	53,741	163,577	4,395	167,972
1H2024								
Balance as at 1 July 2023		86,572	(2,845)	30,805	52,281	166,813	3,734	170,547
Net profit		-	-	-	3,630	3,630	1,656	5,286
Other comprehensive loss		-	-	(3,137)	-	(3,137)	(23)	(3,160)
Total comprehensive (loss)/income		-	-	(3,137)	3,630	493	1,633	2,126
Dividends paid	7	-	-	-	(3,767)	(3,767)	-	(3,767)
Total transactions with owners, recognised directly in equity		-	-	-	(3,767)	(3,767)	-	(3,767)
Balance as at 31 December 2023		86,572	(2,845)	27,668	52,144	163,539	5,367	168,906

Lum Chang Holdings Limited and its subsidiaries
Condensed Interim Statement of Changes in Equity – Company

	Note	← Attributable to equity holders of the Company →					
		Share	Treasury	Capital	Retained	Total	
		capital	shares	and other	profits		
		\$'000	\$'000	reserves	\$'000	\$'000	\$'000
1H2025							
Balance as at 1 July 2024		86,572	(3,303)	3,182	9,622	96,073	
Net profit		-	-	-	9,267	9,267	
Total comprehensive income		-	-	-	9,267	9,267	
Purchase of treasury shares	14	-	(140)	-	-	(140)	
Dividends paid	7	-	-	-	(3,746)	(3,746)	
Total transactions with owners, recognised directly in equity		-	(140)	-	(3,746)	(3,886)	
Balance as at 31 December 2024		86,572	(3,443)	3,182	15,143	101,454	
1H2024							
Balance as at 1 July 2023		86,572	(2,845)	3,182	20,606	107,515	
Net loss		-	-	-	(3,008)	(3,008)	
Total comprehensive loss		-	-	-	(3,008)	(3,008)	
Dividends paid	7	-	-	-	(3,767)	(3,767)	
Total transactions with owners, recognised directly in equity		-	-	-	(3,767)	(3,767)	
Balance as at 31 December 2023		86,572	(2,845)	3,182	13,831	100,740	

Lum Chang Holdings Limited and its subsidiaries

Condensed Interim Consolidated Statement of Cash Flows

	Note	Group	
		1H2025	1H2024
		\$'000	\$'000
Cash flows from operating activities			
Net profit		4,774	5,286
Adjustments for:			
Income tax expense	6	1,818	1,217
Share of losses of associated companies and joint ventures		321	1,860
Amortisation of club memberships	5.1	8	12
Depreciation of property, plant and equipment	5.1	3,062	2,731
Dividend income from financial assets, at FVOCI		(720)	(863)
Gain on disposal of property, plant and equipment – net	5.1	(92)	(24)
Interest income	5.1	(699)	(518)
Finance expense	5.1	1,088	1,292
Property, plant and equipment written off	5.1	16	10
Operating cash flow before working capital changes		9,576	11,003
Change in working capital:			
- Trade and other receivables		(467)	(19,761)
- Contract assets		64,354	(18,896)
- Contract liabilities		46,033	(466)
- Other current assets		4,933	(1,458)
- Development properties/properties held for sale		(1,989)	1,217
- Trade and other payables and provision for other liabilities		(44,100)	16,576
Cash generated from/(used in) operations		78,340	(11,785)
Income tax (paid)/refunded		(1,233)	842
Net cash provided by/(used in) operating activities		77,107	(10,943)

Lum Chang Holdings Limited and its subsidiaries

Condensed Interim Consolidated Statement of Cash Flows (continued)

	Note	Group	
		1H2025	1H2024
		\$'000	\$'000
Cash flows from investing activities			
Dividends received from financial assets, at FVOCI		720	863
Interest income received		912	678
Proceeds from disposal of club memberships		22	-
Proceeds from disposal of property, plant and equipment		646	20
Purchase of property, plant and equipment		(3,981)	(1,693)
Advances from associated companies		1,920	-
Net cash provided by/(used in) investing activities		239	(132)
Cash flows from financing activities			
Cash and cash equivalents pledged		(33)	227
Dividends paid	7	(3,746)	(3,767)
Dividends paid to non-controlling shareholders of subsidiaries		(1,096)	-
Purchase of treasury shares	14	(140)	-
Bank facility fees		(11)	(15)
Interest paid		(1,055)	(1,235)
(Repayment of)/proceeds from short term borrowings - net		(24,464)	23,201
Repayment of bank and other loans		(1,832)	(21,861)
Repayment of other financial liabilities, at FVPL		-	(20,000)
Repayment of lease liabilities and hire purchase loan		(897)	(1,086)
Proceeds from issuance of shares to non-controlling interest by a subsidiary		30	-
Net cash used in financing activities		(33,244)	(24,536)
Net change in cash and cash equivalents		44,102	(35,611)
Cash and cash equivalents at beginning of financial period		50,683	90,480
Effect of changes in currency translation rates on cash and cash equivalents		489	(248)
Cash and cash equivalents at end of financial period		95,274	54,621

Cash and cash equivalents comprised the following:

	Group	
	1H2025	1H2024
	\$'000	\$'000
Cash at bank and on hand	52,189	32,800
Short-term bank deposits	43,684	22,148
Less: Cash and cash equivalents pledged	(599)	(327)
Cash and cash equivalents at end of financial period	95,274	54,621

Lum Chang Holdings Limited and its subsidiaries

Notes to the Condensed Interim Financial Statements

1. General information

Lum Chang Holdings Limited (the "Company") is listed on the Singapore Exchange and incorporated and domiciled in Singapore. The condensed interim consolidated financial statements as at and for the six months ended 31 December 2024 comprise the Company and its subsidiaries (collectively, the "Group").

The principal activities of the Company are the holding of investments and provision of management services to the Group.

The principal activities of its subsidiaries during the financial year consist of construction, project management, property development for sale and property investment.

2. Basis of preparation

The condensed interim consolidated financial statements for the six months ended 31 December 2024 have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)") 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed interim consolidated financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the year ended 30 June 2024.

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

The condensed interim consolidated financial statements are presented in Singapore Dollars which is the Company's functional currency. All financial information presented in Singapore Dollars have been rounded to the nearest thousands, unless otherwise stated.

2.1. New and amended standards adopted by the Group

The Group has adopted the amended SFRS (I) that are mandatory for application from 1 July 2024. The application of these SFRS (I) did not result in significant changes to the Group's accounting policies and had no material effect on the condensed interim consolidated financial statements.

Lum Chang Holdings Limited and its subsidiaries

Notes to the Condensed Interim Financial Statements (continued)

2. Basis of preparation (continued)

2.2. Use of judgements and estimates

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

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

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those described in the Group's financial statements as at and for the year ended 30 June 2024.

3. Seasonal operations

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

4. Segment and revenue information

Management manages and monitors the business in three main business segments as follows:

- (a) Construction
 - construction of buildings and building extensions, additions, and alterations, refurbishment and restoration of buildings.
- (b) Property development and investment
 - develops property for sale and/or holds properties for its own investment purposes and for hotel operations.
- (c) Investment holding and others
 - holding of investments and provision of management services to the companies within the Group

Lum Chang Holdings Limited and its subsidiaries

Notes to the Condensed Interim Financial Statements (continued)

4. Segment and revenue information (continued)

4.1 Segment Information

	<u>Construction</u> \$'000	<u>Property development and investment</u> \$'000	<u>Investment holding and others</u> \$'000	<u>Elimination</u> \$'000	<u>Total</u> \$'000
1H2025					
Revenue from external customers	228,896	9,241	897	-	239,034
Inter-segment revenue	-	720	10,673	(11,393)	-
Segment results	6,545	2,683	(1,548)	-	7,680
Finance expenses	(32)	(915)	(141)	-	(1,088)
Profit before income tax	6,513	1,768	(1,689)	-	6,592
Income tax expense	(1,101)	(717)	-	-	(1,818)
Net profit	5,412	1,051	(1,689)	-	4,774
Segment results include:					
Interest income	576	27	96	-	699
Depreciation of property, plant and equipment	(2,517)	(385)	(160)	-	(3,062)
Share of losses of associated companies and joint ventures	-	(321)	-	-	(321)

	<u>Construction</u> \$'000	<u>Property development and investment</u> \$'000	<u>Investment holding and others</u> \$'000	<u>Elimination</u> \$'000	<u>Total</u> \$'000
1H2024					
Revenue from external customers	221,632	10,020	955	-	232,607
Inter-segment revenue	-	668	1,417	(2,085)	-
Segment results	9,015	656	(1,876)	-	7,795
Finance expenses	(63)	(986)	(243)	-	(1,292)
Profit before income tax	8,952	(330)	(2,119)	-	6,503
Income tax expense	(521)	(696)	-	-	(1,217)
Net profit	8,431	(1,026)	(2,119)	-	5,286
Segment results include:					
Interest income	138	202	178	-	518
Depreciation of property, plant and equipment	(2,249)	(360)	(122)	-	(2,731)
Share of losses of associated companies and joint ventures	-	(1,860)	-	-	(1,860)

Lum Chang Holdings Limited and its subsidiaries

Notes to the Condensed Interim Financial Statements (continued)

4. Segment and revenue information (continued)

4.1 Segment Information (continued)

	<u>Construction</u> \$'000	<u>Property development and investment</u> \$'000	<u>Investment holding and others</u> \$'000	<u>Elimination</u> \$'000	<u>Total</u> \$'000
As at 31 December 2024					
Segment assets	209,416	180,916	32,474	(4,957)	417,849
Tax recoverable					17
Deferred income tax assets					1,087
Consolidated total assets					<u>418,953</u>
Segment assets include:					
Investment in associates and joint ventures	-	20,492	38	-	20,530
Capital expenditure on property, plant and equipment	3,841	37	700	-	4,578
Segment liabilities	(196,453)	(8,491)	(2,709)	362	(207,291)
Borrowings					(41,425)
Deferred income tax liabilities and current income tax liabilities					(2,265)
Consolidated total liabilities					<u>(250,981)</u>

	<u>Construction</u> \$'000	<u>Property development and investment</u> \$'000	<u>Investment holding and others</u> \$'000	<u>Elimination</u> \$'000	<u>Total</u> \$'000
As at 30 June 2024					
Segment assets	232,399	179,994	31,176	(5,648)	437,921
Deferred income tax assets					1,043
Consolidated total assets					<u>438,964</u>
Segment assets include:					
Investment in associates and joint ventures	-	20,204	40	-	20,244
Capital expenditure on property, plant and equipment	4,236	3	861	-	5,100
Segment liabilities	(193,037)	(8,222)	(2,860)	362	(203,757)
Borrowings					(67,630)
Deferred income tax liabilities and current income tax liabilities					(1,644)
Consolidated total liabilities					<u>(273,031)</u>

Lum Chang Holdings Limited and its subsidiaries
Notes to the Condensed Interim Financial Statements (continued)

4. Segment and revenue information (continued)

4.2 Disaggregation of Revenue

	Group 1H2025		
	At a point in time	Over time	Total
	\$'000	\$'000	\$'000
Revenue from construction contracts	-	228,600	228,600
Revenue from sale of properties	-	8,815	8,815
Management fees	-	90	90
Project advisory and management fees	-	216	216
Total revenue from contracts with customers	-	<u>237,721</u>	<u>237,721</u>
Rental income			593
Dividend income from financial assets, at FVOCI			720
Total revenue			<u>239,034</u>

	Group 1H2024		
	At a point in time	Over time	Total
	\$'000	\$'000	\$'000
Revenue from construction contracts	-	221,337	221,337
Revenue from sale of properties	401	9,232	9,633
Management fees	-	90	90
Project management fees	-	92	92
Total revenue from contracts with customers	401	<u>230,751</u>	<u>231,152</u>
Rental income			592
Dividend income from financial assets, at FVOCI			863
Total revenue			<u>232,607</u>

Lum Chang Holdings Limited and its subsidiaries
Notes to the Condensed Interim Financial Statements (continued)

5. Profit before income tax

5.1 Profit before tax is arrived at after crediting/(charging) the following:

	Group	
	1H2025	1H2024
	\$'000	\$'000
<u>Other income</u>		
Interest income	699	518
Government grants	502	292
Sundry income	522	509
	1,723	1,319
<u>Other gains/(losses) – net</u>		
Gain on disposal of property, plant and equipment – net	92	24
Currency translation gains – net	23	91
Currency translation losses – reclassification from other comprehensive income	(19)	(371)
	96	(256)
<u>Expenses</u>		
Interest expense and bank facility fees	(1,088)	(1,292)
Depreciation of property, plant and equipment	(3,062)	(2,731)
Amortisation of club memberships	(8)	(12)
Property, plant and equipment written off	(16)	(10)

5.2 Significant related party transactions

The following transactions between the Group and related parties took place during the financial period:

	Group	
	1H2025	1H2024
	\$'000	\$'000
<u>Joint ventures</u>		
Management fees	90	90
<u>Directors or their associates</u>		
Revenue from construction contracts	50	-
Rental income	38	38
Project advisory and management fees	88	-
Sale of property, plant and equipment	167	-
<u>Non-controlling interest</u>		
Lease payments	(23)	(23)

Lum Chang Holdings Limited and its subsidiaries
Notes to the Condensed Interim Financial Statements (continued)

6. Income tax expense/(credit)

Tax expense attributable to profit is made up of:

	Group	
	1H2025	1H2024
	\$'000	\$'000
Current income tax		
- Singapore	1,134	604
- Foreign	714	732
	<u>1,848</u>	<u>1,336</u>
Over provision in prior financial years		
- Current income tax	(30)	(119)
	<u>1,818</u>	<u>1,217</u>

7. Dividends

	Group and Company	
	1H2025	1H2024
	\$'000	\$'000
<u>Ordinary dividends paid:</u>		
Final dividend paid in respect of the previous financial year of 1.0 cents (2024: 1.0 cents) per ordinary share	3,746	3,767
	<u>3,746</u>	<u>3,767</u>

Lum Chang Holdings Limited and its subsidiaries

Notes to the Condensed Interim Financial Statements (continued)

8. Earnings per share – basic and diluted

	Group	
	1H2025 \$'000	1H2024 \$'000
Net profit attributable to equity holders of the Company (\$'000)	3,495	3,630
Weighted average number of ordinary shares in issue for basic and diluted earnings per share ('000)	374,642	376,688
Earnings per share (in cents per share)		
- Basic	0.93	0.96
- Diluted	0.93	0.96

The computation of diluted earnings per share does not assume conversion, exercise, or other issue of potential ordinary shares that would have an antidilutive effect on earnings per share.

9. Net Asset Value

	Group		Company	
	As at 31 December 2024	As at 30 June 2024	As at 31 December 2024	As at 30 June 2024
Net asset value* (\$'000)	163,577	161,756	101,454	96,073
Total number of issued shares (excluding treasury shares which have no voting rights) ('000)	374,625	375,099	374,625	375,099
Net asset value per ordinary share (in cents per share)	43.66	43.12	27.08	25.61

* Net asset value is defined as shareholders' equity.

Lum Chang Holdings Limited and its subsidiaries
Notes to the Condensed Interim Financial Statements (continued)

10. Financial assets and financial liabilities

	Group		Company	
	As at 31 December 2024 \$'000	As at 30 June 2024 \$'000	As at 31 December 2024 \$'000	As at 30 June 2024 \$'000
Financial assets at fair value				
Financial assets at fair value through other comprehensive income (FVOCI)	13,180	13,104	-	-
Financial assets at fair value through profit or loss (FVPL)	2,085	1,991	-	-
Financial assets at amortised cost	272,990	228,452	140,928	169,478
Financial liabilities at amortised cost	161,095	223,941	72,774	102,772

Fair value measurement

The following table presents financial assets, at FVOCI measured at fair value and classified by level of the following fair value measurement hierarchy.

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

The fair values of borrowings, trade and other receivables and trade and other payables approximate to their carrying amounts.

Lum Chang Holdings Limited and its subsidiaries
Notes to the Condensed Interim Financial Statements (continued)

10. Financial assets and financial liabilities (continued)

Fair value measurement (continued)

The fair value of financial assets, at FVOCI and at FVPL are as disclosed:

	<u>Level 3</u>	
	<u>Group</u>	<u>Company</u>
	\$'000	\$'000
<u>As at 31 December 2024</u>		
Financial assets, at FVOCI	13,180	-
Financial assets, at FVPL	2,085	-
	<hr/>	<hr/>
<u>As at 30 June 2024</u>		
Financial assets, at FVOCI	13,104	-
Financial assets, at FVPL	1,991	-
	<hr/>	<hr/>

The following table presents the changes in Level 3 instruments:

	<u>Unlisted equity investments</u>	<u>Unlisted debt investments</u>
	\$'000	\$'000
<u>As at 31 December 2024</u>		
Beginning of financial period	13,104	1,991
Fair value gains recognised in other comprehensive income	76	-
Currency translation differences	-	94
End of financial period	<hr/>	<hr/>
	13,180	2,085
<u>As at 30 June 2024</u>		
Beginning of financial year	19,827	-
Fair value losses recognised in other comprehensive income	(6,723)	-
Fair value gains recognised in profit or loss	-	1,989
Currency translation differences	-	2
End of financial year	<hr/>	<hr/>
	13,104	1,991

Lum Chang Holdings Limited and its subsidiaries

Notes to the Condensed Interim Financial Statements (continued)

10. Financial assets and financial liabilities (continued)

Fair value measurement (continued)

Valuation techniques and inputs used in Level 3 fair value measurements:

Financial assets, at FVOCI

Description	Fair value at 31 December 2024 ('000)	Fair value at 30 June 2024 ('000)	Valuation technique(s)	Significant unobservable input	Range of unobservable input	Relationship of unobservable input to fair value
Unlisted equity investment	\$11,920	\$11,844	Adjusted net asset value	Adjustments for lack of control and marketability	Lack of control 28.3% Lack of marketability 22.5%	The higher the adjustments for lack of controls and marketability, the lower the fair value.
Unlisted equity investments	\$1,260	\$1,260	Market approach	Adjustment for lack of marketability (where applicable), EV/Revenue multiples, EV/EBITDA multiples	Lack of marketability 25% EV/Revenue multiples 3.80x EV/EBITDA multiples 12.50x	The higher the adjustments for lack of marketability, the lower the fair value. The higher the adjustment for EV/Revenue and EV/EBITDA multiples, the higher the fair value.

Financial assets, at FVOCI comprise of investments in unlisted equity instruments and the fair values of these instruments are based on the adjusted net assets value or net assets value of the investee companies. This method is appropriate as the assets and liabilities of investee companies are primarily held at their respective fair values at the balance sheet date.

To arrive at the fair value of an unlisted equity instrument accounted for as financial assets, at FVOCI, downward adjustments are made to the net assets value of the investee company to account for the lack of control and marketability of the unlisted equity instrument. These adjustments incorporate assumptions based on market conditions existing at the balance sheet date and are based on studies of discounts for lack of control and marketability for similar typed instruments.

Lum Chang Holdings Limited and its subsidiaries

Notes to the Condensed Interim Financial Statements (continued)

10. Financial assets and financial liabilities (continued)

Fair value measurement (continued)

Valuation techniques and inputs used in Level 3 fair value measurements:

Financial assets, at FVPL

Description	Fair value at 31 December 2024 ('000)	Fair value at 30 June 2024 ('000)	Valuation technique(s)	Significant unobservable input	Range of unobservable input	Relationship of unobservable input to fair value
Unlisted convertible debt	\$2,085	\$1,991	Discounted cash flow	Risk adjusted discounted rate	4.0%	The higher the discounted rate the lower the fair value.

Financial asset, at FVPL comprise of an investment in a convertible loan instrument, whose fair value is derived by discounting the cash flows expected to be received from the sale of the unlisted convertible debt.

11. Investment properties

Investment properties of the Group include residential, commercial and industrial properties that are held for long-term rental yields and/or for capital appreciation. They are mainly leased to third parties under operating leases. A portion of an investment property which is designated to house the Group's corporate offices is classified as property, plant and equipment.

Investment properties are initially recognised at cost and subsequently carried at fair value. Changes in fair values are recognised in profit or loss.

	Group	
	As at 31 December 2024 \$'000	As at 30 June 2024 \$'000
Beginning of financial period/year	19,393	20,591
Reclassification to property, plant and equipment	-	(1,169)
Fair value losses recognised in profit or loss	-	(29)
End of financial period/year	19,393	19,393

Lum Chang Holdings Limited and its subsidiaries

Notes to the Condensed Interim Financial Statements (continued)

11. Investment properties (continued)

11.1 Valuation

Investment properties are stated at fair value based on independent professional valuations on highest and best use basis. Independent professional valuations are done at least once a year and the last assessment is as at 30 June 2024. Changes in Level 3 fair values as assessed by the external valuers are reviewed by the directors.

Valuation techniques and inputs used in Level 3 fair value measurements

The Direct Market Comparison Method where properties are valued using transacted prices for comparable properties in the vicinity and elsewhere with necessary adjustments made for differences in location, tenure, size, design, layout, age and condition of the buildings, availability of car parking facilities, dates of transactions and the prevailing market conditions. The most significant input to the valuation approach would be the adopted value per square meter.

As at 31 December 2024, management reviewed the valuation prepared by professional valuers as at 30 June 2024 to determine whether the estimates and assumptions used has materially changed. Based on the assessment, management is of the view that the fair value of the investment properties has not materially changed from 30 June 2024 valuations.

The following table presents the valuation techniques and key inputs that were used to determine the fair value of investment properties categorised under Level 3 of the fair value hierarchy at 31 December 2024:

Fair value at 31 December 2024 ('000)	Fair value at 30 June 2024 ('000)	Valuation technique (s)	Unobservable inputs*	Range of unobservable inputs (probability weighted average)	Relationship of unobservable inputs to fair value
Commercial properties in Singapore					
\$18,694	\$18,694	Direct Market Comparison Method	Adopted value per square meter of gross floor area	\$5,727 to \$29,200 per sq.m.	The higher the adopted value, the higher the fair value
Residential property in Thailand					
\$699	\$699	Direct Market Comparison Method	Adopted value per square meter of gross floor area	\$11,218 per sq.m.	The higher the adopted value, the higher the fair value

* There were no significant inter-relationships between unobservable inputs.

Lum Chang Holdings Limited and its subsidiaries

Notes to the Condensed Interim Financial Statements (continued)

12. Property, plant and equipment

During the six months ended 31 December 2024, the Group acquired assets amounting to \$4,578,000 (1H2024: \$2,416,000) and disposed of assets amounting to \$569,000 (1H2024: \$376,000).

13. Borrowings

Borrowings excluding lease liabilities and finance leases:

	Group		Company	
	As at 31 December 2024 \$'000	As at 30 June 2024 \$'000	As at 31 December 2024 \$'000	As at 30 June 2024 \$'000
<u>Amount repayable within one year</u> <u>(net of transaction costs)</u>				
Secured	5,484	3,923	-	-
Unsecured	4,000	30,000	4,000	6,000
<u>Amount repayable after one year</u> <u>(net of transaction costs)</u>				
Secured	29,617	31,128	-	-

The secured borrowings of the Group as at 31 December 2024 are secured by the Group's development properties and a leasehold property.

Lum Chang Holdings Limited and its subsidiaries
Notes to the Condensed Interim Financial Statements (continued)

14. Share capital and treasury shares

	← No. of ordinary shares →		← Amount →	
	Issued share capital '000	Treasury shares '000	Issued share capital \$'000	Treasury shares \$'000
Group and Company				
31 December 2024				
Beginning of financial period	385,030	(9,931)	86,572	(3,303)
Purchase of treasury shares	-	(474)	-	(140)
End of financial period	385,030	(10,405)	86,572	(3,443)
30 June 2024				
Beginning of financial year	385,030	(8,342)	86,572	(2,845)
Purchase of treasury shares	-	(1,589)	-	(458)
End of financial year	385,030	(9,931)	86,572	(3,303)

All issued ordinary shares are fully paid. There is no par value for these ordinary shares. Fully paid ordinary shares (except treasury shares) carry one vote per share and carry a right to dividends as and when declared by the Company.

The Company's issued and fully paid-up shares as at 31 December 2024 comprised 374,624,804 (31 December 2023: 376,688,104) ordinary shares with voting rights and 10,404,800 (31 December 2023: 8,341,500) treasury shares with no voting rights. There were no sales, transfers, disposals, cancellation and/or use of treasury shares during the financial period/year ended 31 December 2024 and 30 June 2024.

The Company acquired 474,200 (30 June 2024: 1,589,100) of its ordinary shares by way of on-market purchase for a total consideration of \$140,704 (30 June 2024: \$457,502) with acquisition price ranging from \$0.279 to \$0.300 (30 June 2024: \$0.276 to \$0.321) per share and held them as treasury shares.

15. Subsequent events

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

Lum Chang Holdings Limited and its subsidiaries

Other Information Required by Listing Rule Appendix 7.2

1. Review

The condensed consolidated statement of financial position of the Company and its subsidiaries as at 31 December 2024 and the related condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended and certain explanatory notes have not been audited or reviewed by the Company auditors.

2. Review of Group Performance

- (a) Group performance review for the financial period ended 31 December 2024 ("1H2025") compared to the financial period ended 31 December 2023 ("1H2024")

Condensed Consolidated Income Statement

Revenue

The Group reported revenue of \$239.0 million in 1H2025, an increase of 3% or \$6.4 million from \$232.6 million in 1H2024. The marginal increase in revenue was mainly attributable to higher revenue generated from the Construction segment.

The increase in revenue from the Construction segment was 3% from \$221.6 million in 1H2024 to \$228.9 million in 1H2025 attributable mainly to increased level of construction activities from the various on-going projects as well as commencement of new projects during period under review.

Conversely, the Property segment reported a slight reduction in revenue reported from \$10.0 million in 1H2024 to \$9.2 million in 1H2025. The sales revenue reported from the Group's residential development in Malaysia decreased by \$0.8 million in 1H2025 compared to 1H2024 as the development sold less homes under construction in the period under review.

Gross Profit

Despite the improvement in Group revenue reported in 1H2025, the gross profit had decreased by 12% from \$22.0 million in 1H2024 to \$19.4 million in 1H2025 due to higher revenue contribution from lower margin construction projects.

Other income

Other income mainly comprised government grants, interests from bank deposits and other sundry income. The Group's other income increased by 31% from \$1.3 million in 1H2024 to \$1.7 million in 1H2025 mainly due to higher government grants and interests from bank deposits.

Other gains/(losses) – net

The Group reported Other gains – net of \$96,000 in 1H2025 compared to Other losses - net of \$0.3 million in 1H2024. The net gains reported in the period under review relates mainly to gain on disposal of property, plant and equipment. The net losses reported in 1H2024 relates mainly to realization of currency translation losses arising from a partial repayment of a quasi-loan denominated in Malaysian Ringgit from a foreign subsidiary.

Lum Chang Holdings Limited and its subsidiaries

Other Information Required by Listing Rule Appendix 7.2

2. Review of Group Performance (continued)

- (a) Group performance review for the financial period ended 31 December 2024 ("1H2025") compared to the financial period ended 31 December 2023 ("1H2024") (continued)

Condensed Consolidated Income Statement (continued)

Expenses

Distribution and marketing expenses increased by 35% from \$101,000 in 1H2024 to \$136,000 in 1H2025 mainly due to higher marketing expenses incurred for the Group's residential development in Malaysia.

Administrative and general expenses decreased by 1% from \$13.3 million in 1H2024 to \$13.1 million in 1H2025 mainly due to lower staff costs.

The Group's finance expenses decreased by 16% from \$1.3 million in 1H2024 to \$1.1 million in 1H2025, mainly due to lower total borrowings.

Share of profits of associated companies

The share of profits of associated companies in 1H2025 was \$1.5 million compared to \$20,000 in 1H2024. The profit in 1H2025 was mainly attributable to a write back of cost provision by an associated company.

Share of losses of joint ventures

The share of losses of joint ventures in 1H2025 was \$1.8 million compared to \$1.9 million in 1H2024. These losses mainly arose from a joint venture company which owns the integrated development, Tekka Place in Singapore.

Profit before income tax

Overall, the Group reported a slight improvement in profit before income tax of \$6.6 million in 1H2025 compared to \$6.5 million in 1H2024 due to higher contribution from an associated company.

Lum Chang Holdings Limited and its subsidiaries

Other Information Required by Listing Rule Appendix 7.2

2. Review of Group Performance (continued)

(b) Group Financial Position

Trade and other receivables (Current + Non-current)

Total trade and other receivables of \$176.0 million as at 31 December 2024 increased by \$0.2 million compared to \$175.8 million as at 30 June 2024, in line with increased activities from Construction segment.

Contract assets

Contract assets as at 31 December 2024 was \$26.3 million compared to \$90.6 million as at 30 June 2024. The decrease of \$64.3 million was mainly due to increased billings to customers upon satisfaction of performance obligations for on-going construction projects.

Properties held for sale

Properties held for sale as at 31 December 2024 was \$2.3 million and relates primarily to completed residential homes from the Group's Malaysian development.

Other current/ non-current assets

Total other current/ non-current assets as at 31 December 2024 was \$6.3 million compared to \$11.3 million as at 30 June 2024. The decrease of \$5.0 million was mainly due to decrease in advances to subcontractors for the on-going construction projects.

Trade and other payables (Current + Non-current)

Total trade and other payables of \$123.9 million as at 31 December 2024 decreased by \$32.9 million compared to \$156.8 million as at 30 June 2024. The decrease was mainly due to increased payments made to subcontractors for construction projects arising from increased activities.

Contract liabilities

Contract liabilities increase from \$13.0 million as at 30 June 2024 to \$59.1 million as at 31 December 2024, mainly due to \$30.0 million advance monies received from a client for an on-going construction project and higher billings of \$16.5 million received for several on-going construction projects which obligations has yet to be fulfilled.

Lum Chang Holdings Limited and its subsidiaries

Other Information Required by Listing Rule Appendix 7.2

2. Review of Group Performance (continued)

(b) Group Financial Position (continued)

Provision for other liabilities

Provision for other liabilities decreased from \$33.9 million as at 30 June 2024 to \$24.4 million as at 31 December 2024 mainly due to the recognition of foreseeable losses that were previously provided for a construction project.

Borrowings (Current + Non-current)

Total borrowings decreased from \$67.6 million as at 30 June 2024 to \$41.4 million as at 31 December 2024 mainly due to repayment of \$26.0 million of short-term borrowings during the period under review.

(c) Review of Consolidated Statement of Cash Flows

Cash and cash equivalent as at 31 December 2024 was \$95.3 million compared to \$50.7 million as at 30 June 2024. The increase of \$44.6 million had taken into account net cash generated from operations of \$77.1 million, net cash generated by investing activities of \$0.2 million, and net cash outflow for financing activities of \$33.2 million.

Net cash used for financing activities of \$33.2 million was mainly attributable to (i) net repayment of short-term borrowings and bank loans of \$26.3 million; (ii) dividends paid to shareholders of \$3.7 million; and (iii) dividend paid to non-controlling shareholders of subsidiaries of \$1.1 million.

Please refer to the cashflow statements for the Group for further details.

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

Not applicable.

Lum Chang Holdings Limited and its subsidiaries

Other Information Required by Listing Rule Appendix 7.2

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

According to the 14 February 2025 report by the Ministry of Trade and Industry (MTI), Singapore's economy grew by 4.4% in 2024, higher than the earlier estimate of 4%. In the fourth quarter of 2024, the economy grew by 5% on a year-on-year basis, slower than the 5.7% growth experienced in the previous quarter.

During the fourth quarter of 2024, the construction sector benefited from both the public and private sector construction output and expanded by 4.4% year-on-year, albeit slower than the 5.6% expansion experienced in the previous quarter.

In a statement released on 23 January 2025, the Building and Construction Authority (BCA) expects between \$47 billion to \$53 billion in construction contracts to be awarded in 2025. The strong demand is supported by the expected award of contracts for several large-scale developments, including Changi Airport Terminal 5 (T5) and the expansion of the Marina Bay Sands Integrated Resort, alongside public housing development and upgrading works. Other projects include high-specification industrial buildings, educational developments, healthcare facilities, Mechanical and Engineering contracts for the Thomson-East Coast Line Extension (TEL) and Cross Island Line (CRL), and infrastructure works for the Woodlands Checkpoint extension, and the Tuas Port.

Despite growth in the construction sector, the Group expects challenging operational conditions to persist, driven by an increasingly competitive tendering environment, high material costs, a shortage of manpower, and overall rising construction expenses. The Group's construction division remains focused on efficiently executing its current projects, while managing overheads and manpower needs. The Group will selectively pursue new project opportunities.

During the first six months of the financial year, the Group managed to secure \$116.8 million worth of new projects. This brings the Group's outstanding value of construction projects in progress to \$0.94 billion as at 31 December 2024.

Lum Chang Holdings Limited and its subsidiaries

Other Information Required by Listing Rule Appendix 7.2

5. Dividend Information

(a) Current Financial Year Reported On

Any dividend declared for the current financial year reported on?

Yes

Name of dividend	Interim Dividend
Dividend type	Cash
Dividend per share	2.00 cents per ordinary share
Tax Rate	Tax exempt (1-Tier)

(b) Immediately Preceding Financial Year

Any dividend declared for the immediately preceding financial year?

Yes

Name of dividend	Interim Dividend
Dividend type	Cash
Dividend per share	0.50 cents per ordinary share
Tax Rate	Tax exempt (1-Tier)

(c) Date payable

The interim dividend will be paid on 14 March 2025.

(d) Record date

The Transfer Books and the Register of Members of the Company will be closed at 5.00 p.m. on 28 February 2025 (the "Record Date") for the purpose of determining shareholders' entitlements to the interim dividend (the "Dividend").

Duly completed transfers received by the Company's Share Registrar, Tricor Barbinder Share Registration Services at 9 Raffles Place, Republic Plaza, Tower 1, #26-01, Singapore 048619 up to 5.00 p.m. on the Record Date will be registered to determine shareholders' entitlements to the Dividend.

Shareholders whose securities accounts with The Central Depository (Pte) Limited are credited with the ordinary shares of the Company as at 5.00 p.m. on the Record Date will be entitled to the Dividend.

6. Interested Party Transactions

The Group has not obtained a general mandate from shareholders of the Company for Interested Party Transactions.

Lum Chang Holdings Limited and its subsidiaries

Other Information Required by Listing Rule Appendix 7.2

7. Confirmation by the Board pursuant to Rule 705(5) of the Listing Manual

Pursuant to SGX-ST Rule 705(5), the Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited condensed interim consolidated financial statements for the six months ended 31 December 2024 to be false or misleading in any material aspect.

On behalf of the Board of Directors,

Raymond Lum Kwan Sung
Executive Chairman
14 February 2025

David Lum Kok Seng
Managing Director
14 February 2025

8. Confirmation pursuant to Rule 720(1) of the Listing Manual

The Company confirms that it has procured undertakings from all its Directors and executive officers in the format as set out in Appendix 7.7 pursuant to Rule 720(1) of the Listing Manual.

9. Disclosure of realisation of shares pursuant to Rule 706A of the Listing Manual

Below are the liquidation of subsidiaries pursuant to Rule 706A during the six months ended 31 December 2024:

- i. Wembley Properties Pte. Ltd.
- ii. UK Property Investment Pte. Ltd. ("UKPI")

The above transactions do not have a material impact on the consolidated net tangible assets or earnings per share of the Company for the six months ended 31 December 2024.

Other than Mr Raymond Lum Kwan Sung and Mr David Lum Kok Seng who each held indirectly 15% in UKPI, none of the Directors nor controlling shareholders of the Company has any interest, direct or indirect, in the above transactions save for their respective interests, through their shareholdings and/or directorships, as the case may be, in the Group.

BY ORDER OF THE BOARD
YAP LAY HOON
WONG YI
COMPANY SECRETARIES
14 FEBRUARY 2025