

SING INVESTMENTS & FINANCE LIMITED
FIRST HALF ANNOUNCEMENT
Condensed Interim Financial Statements for Six Months ended
30 June 2025

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1. Performance Review

	1st Half 2025 \$'000	1st Half 2024 \$'000	+ / (-) %	2nd Half 2024 \$'000	+ / (-) %
Group					
Summary Statement of P&L & OCI ¹					
Interest income and hiring charges	73,057	73,687	(1)	77,103	(5)
Interest expense	(37,443)	(43,253)	(13)	(42,859)	(13)
Net interest income	35,614	30,434	17	34,244	4
Non-interest income	5,182	3,393	53	3,893	33
Total income	40,796	33,827	21	38,137	7
Operating expenses	(14,914)	(14,214)	5	(14,038)	6
Profit from operations before allowances	25,882	19,613	32	24,099	7
Write back of / (Allowances for) credit losses	255	(47)	NM	13	NM
Profit before income tax	26,137	19,566	34	24,112	8
Income tax expense	(4,441)	(3,478)	28	(3,860)	15
Profit after tax	21,696	16,088	35	20,252	7
Other comprehensive income	7,838	(3,425)	NM	5,217	50
Total comprehensive income	29,534	12,663	133	25,469	16
	30-Jun-25	30-Jun-24		31-Dec-24	
Selected Balance Sheet Items					
Total equity	474,566	434,932	9	460,401	3
Total assets	3,488,917	3,340,572	4	3,443,207	1
Loans and advances	2,634,956	2,572,248	2	2,668,782	(1)
Customer deposits	2,962,290	2,840,000	4	2,927,768	1
	%	%		%	
Key Financial Ratios					
Net interest margin	2.15	1.92		2.06	
Non-interest income to total income	12.7	10.0		10.2	
Cost to income ratio	36.6	42.0		36.8	
Loan-to-deposit ratio ²	88.9	90.6		91.2	
Non-performing loans ratio ²	0.2	0.3		0.2	
Return on Equity ^{2, 3}	9.1	7.4		8.8	
Return on Assets ^{2, 3}	1.2	1.0		1.2	
Capital Adequacy Ratio	14.9	14.0		15.3	
Per Ordinary Share					
Annualised basic/diluted earnings per share (cents) ³	18.35	13.61		17.13	
Net asset value per share (\$) ²	2.01	1.84		1.95	

(1) Summary Statement of Profit or Loss and Other Comprehensive Income.

(2) The ratios are computed based on the balances at balance sheet dates.

(3) The returns and earnings are computed on an annualised basis.

NM: Not meaningful

1. Performance Review (continued)

1H 2025 vs 1H 2024

In the first half ("1H") of 2025, the Group achieved a record operating profit before allowances and income tax of \$25.9 million, 32% higher than the same period last year. The performance was underpinned by strong net interest income ("NII") and non-interest income, both of which reached high watermarks. NII grew by 17% to \$35.6 million on the back of a 23 basis points expansion in net interest margin ("NIM"). Non-interest income rose by 53% to \$5.2 million, with fees and commissions and rental income growing at 107% and 16%, respectively.

Operating costs increased by 5% to \$14.9 million, due mainly to higher staff costs and other operating expenses. There was a write back of \$0.3 million of credit allowances, compared to an immaterial charge in 1H 2024. As a result of the improvements in NII and non-interest income and with operating costs under control, net profit rose by 35% to a record high of \$21.7 million.

Customer loans expanded by 2% to \$2.63 billion while non-performing loans ratio improved to 0.2% from 0.3% a year ago. Liquidity remained ample with loan-to-deposit ratio at 88.9%, compared with 90.6% as at 30 June 2024.

Other comprehensive income of \$7.8 million was driven primarily by fair-value gains in the bond portfolio, which comprised Singapore Government Securities and MAS Bills held for regulatory liquidity purposes.

1H 2025 vs 2H 2024

The Group reported an operating profit of \$25.9 million, representing a second consecutive record and a 7% increase over the previous high achieved in 2H 2024. Total income grew by 7% to a new high of \$40.8 million, lifted by a 4% growth in NII and a 33% increase in non-interest income. Operating costs rose by 6%, driven mainly by higher staff costs. With \$0.3 million credit allowance written back, net profit rose to \$21.7 million, up 7% from the preceding half-year.

Customer loans declined by 1% to \$2.63 billion in a competitive market. Loan portfolio remained resilient with non-performing loans ratio held steady at 0.2%. The Group continued to maintain adequate credit allowances for its credit exposures amid economic uncertainties.

NIM expanded by 9 basis points to 2.15%, as the saving from lower deposit costs more than offset the decline in asset yields while interest rates continued to ease. Non-interest income growth was supported by strong fees and commissions and rental income, which rose by 54% and 11% respectively.

Cost-income ratio improved by 0.2% to 36.6%. Liquidity was strong with higher level of liquid interest-yielding assets held while loan-deposit ratio declined to 88.9% from 91.2% as at 31 December 2024. Capital adequacy ratio remained healthy at 14.9%, 2.9% points above the minimum regulatory requirement. The strong capital position provides a buffer against potential credit losses in an increasingly uncertain environment and will enable the Group to tap on opportunities for growth.

2. Audit or Review

The condensed financial statements of Sing Investments & Finance Ltd ("the Company") and its subsidiary (collectively, the "Group"), which comprise the condensed consolidated statement of financial position of the Group and the condensed statement of financial position of the Company as at 30 June 2025, the condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows of the Group and the condensed statement of changes in equity of the Company for the six months period then ended and the explanatory notes have not been audited or reviewed.

3. Significant Trends and Competitive Conditions in the Industry

The global economic environment has become increasingly uncertain in 2025, shifting from moderate growth in 2024 to heightened market volatility. Trade tensions escalated sharply in April when the United States ("US") imposed broad-based import tariffs, fuelling global uncertainties and concerns about disruption to global trade and supply chains. Geopolitical risks and security concerns have also intensified, driven in part by the various regional wars and conflicts.

Singapore's economy, being highly reliant on global trade, is vulnerable to such external shocks. According to the advance estimates of the Ministry of Trade and Industry ("MTI") released on 14 July, the economy avoided a technical recession, with the gross domestic product expanding by 1.4% quarter-on-quarter in the second quarter ("2Q"), recovering from a 0.5% contraction in 1Q. The rebound was boosted in part by a temporary surge in trade activity as businesses rushed orders ahead of expected tariffs. Growth is likely to ease in the second half of the year as trade flows return to normal after the short-lived front-loading spike. The annual growth projection of the MTI remains at 0.0% to 2.0%, a notable slowdown from the 4.4% expansion in 2024.

On a more positive note, inflation continued to ease. The Monetary Authority of Singapore ("MAS"), in its April 2025 Microeconomic Review, projected that both MAS Core Inflation and CPI-All Items inflation will moderate to between 0.5% and 1.5% this year. Interest rates have declined, with the 3-month compounded SORA falling by 97 basis points from the start of the year to 2.05% as at 30 June.

We remain focused on seeking opportunities to grow our business and in managing our risk exposures. With robust risk management and strong corporate governance, we aim to stay resilient and deliver sustainable returns to our shareholders.

4. Dividends

No dividend has recommended for the six months ended 30 June 2025 (1st Half 2024: Nil).

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

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

No forecast or prospect statement has been previously issued to shareholders.

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

There has been no change in the Company's share capital arising from the above issues since 31 December 2024.

As at the end of the financial period, there were no outstanding convertibles (31 December 2024: Nil).

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

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

5. Other Information Required by SGX-ST Listing Rules Appendix 7.2 (continued)
d) Shareholders' mandate for interested party transactions ("IPT")

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

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

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

f) Other Information

(i) Amount of any adjustment for under provision of tax in respect of prior years – Nil (1st Half 2024: Nil)

(ii) Amount of profits on any sale of investments - There has been no sale of investments during the financial period (1st Half 2024: Nil).

g) Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a Director or Chief Executive Officer or substantial shareholder of the issuer pursuant to Rule 704 (13)

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties and the year the position was first held	Details of changes in duties and position held, if any, during the year
Lee Sze Leong	66	Director/shareholder of F H Lee Holdings Pte Ltd (substantial shareholder) Brother of: - Lee Sze Siong (Deputy Managing Director & substantial shareholder) - Lee Sze Hao (substantial shareholder)	Managing Director/CEO Year appointed: 1997 Oversees the operations of the Company	Nil
Lee Sze Siong	63	Director/shareholder of F H Lee Holdings Pte Ltd (substantial shareholder) Brother of: - Lee Sze Leong (Managing Director/substantial shareholder) - Lee Sze Hao (substantial shareholder)	Deputy Managing Director Year appointed: 2010 Assists the Managing Director/CEO in overseeing the operations of the Company	Nil

By order of the Board of Directors

Lee Sze Leong
 Managing Director
 5 August 2025

Directors' Confirmation

The Directors confirm to the best of their knowledge that nothing has come to the attention of the Board of Directors which may render the condensed interim financial statements for the six months ended 30 June 2025 to be false or misleading in any material aspects.

On behalf of the Board of Directors

Lee Sze Leong
Managing Director
5 August 2025

Condensed Interim Consolidated Statement of Profit or Loss

	Note	Group		
		1st Half	1st Half	
		2025	2024	+ / (-)
		\$'000	\$'000	%
Revenue				
Interest income and hiring charges	7	73,057	73,687	(1)
Interest expense	7	(37,443)	(43,253)	(13)
Net interest income and hiring charges		35,614	30,434	17
Fees and commissions		2,918	1,410	107
Dividends	7	228	167	37
Rental income from investment properties		2,003	1,729	16
Other income	7	33	87	(62)
Non-interest income		5,182	3,393	53
Income before operating expenses		40,796	33,827	21
Staff costs	7	(10,464)	(9,789)	7
Depreciation of property, plant and equipment		(767)	(1,006)	(24)
Depreciation of investment properties	17	(275)	(189)	46
Depreciation of right of use assets		(16)	(14)	14
Other operating expenses	7	(3,392)	(3,216)	5
Total operating expenses		(14,914)	(14,214)	5
Profit from operations before allowances		25,882	19,613	32
Write back of / (Allowances for) credit losses	7	255	(47)	NM
Profit before income tax		26,137	19,566	34
Income tax expense	8	(4,441)	(3,478)	28
Profit for the period attributable to equity holders of the Company		21,696	16,088	35
Annualised earnings per share (cents)				
- Basic / Diluted	9	18.35	13.61	

NM: Not meaningful

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

	Group		
	1st Half	1st Half	
	2025	2024	+ / (-)
	\$'000	\$'000	%
Profit for the period	21,696	16,088	35
<u>Other comprehensive income</u>			
Items that will not be reclassified subsequently to profit or loss			
Net change in fair value of equity investments at FVOCI	(375)	473	NM
Income tax relating to items that will not be reclassified subsequently to profit or loss	64	(80)	NM
	(311)	393	NM
Items that may be reclassified subsequently to profit or loss			
Net change in fair value of debt investments at FVOCI	9,818	(4,599)	NM
Income tax relating to items that may be reclassified subsequently to profit or loss	(1,669)	781	NM
	8,149	(3,818)	NM
Other comprehensive income for the period - net of tax	7,838	(3,425)	NM
Total comprehensive income for the period	29,534	12,663	133

FVOCI: Fair Value through Other Comprehensive Income

NM: Not meaningful

Condensed Interim Statements of Financial Position

	Note	Group		Company	
		30 Jun	31 Dec	30 Jun	31 Dec
		2025	2024	2025	2024
		\$'000	\$'000	\$'000	\$'000
ASSETS					
Cash and deposits with banks and Monetary Authority of Singapore ("MAS")		281,240	195,303	281,148	195,219
Statutory deposits with the MAS		82,330	82,786	82,330	82,786
Singapore Government Securities and MAS Bills	12	427,611	433,064	427,611	433,064
Investment in equity securities	12	6,809	7,184	6,556	6,942
Loans and advances	15	2,634,956	2,668,782	2,634,956	2,668,782
Other receivables, deposits and prepayments		6,790	5,771	6,790	5,771
Subsidiary		-	-	25	25
Property, plant and equipment	16	19,419	19,886	19,419	19,886
Investment properties	17	29,762	30,037	29,762	30,037
Deferred tax assets		-	394	-	426
Total assets		3,488,917	3,443,207	3,488,597	3,442,938
LIABILITIES AND EQUITY					
Deposits and balances of customers		2,962,290	2,927,768	2,963,102	2,928,566
Other liabilities		41,374	45,913	40,844	45,392
Borrowings from Enterprise Singapore (unsecured)	18	1,015	1,332	1,015	1,332
Provision for employee benefits		182	182	182	182
Current tax payable		8,279	7,611	8,279	7,611
Deferred tax liabilities		1,211	-	1,177	-
Total liabilities		3,014,351	2,982,806	3,014,599	2,983,083
Equity attributable to equity holders of the Company					
Share capital	19	180,008	180,008	180,008	180,008
Reserves	20	294,558	280,393	293,990	279,847
Total equity		474,566	460,401	473,998	459,855
Total liabilities and equity		3,488,917	3,443,207	3,488,597	3,442,938

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

Condensed Interim Statements of Changes in Equity

	Share capital	Statutory reserve	Regulatory Loss Allowance Reserve	Fair value reserve	Accumulated profits	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Group						
2025						
Balance at 1 January 2025	180,008	155,408	15,105	(3,390)	113,270	460,401
<i>Total comprehensive income for the period:</i>						
Profit for the period	-	-	-	-	21,696	21,696
Other comprehensive income for the period - net	-	-	-	7,838	-	7,838
Total	-	-	-	7,838	21,696	29,534
Transfer to Regulatory Loss Allowance Reserve	-	-	-	-	-	-
Transfer from accumulated profits to statutory reserve	-	-	-	-	-	-
<i>Transactions with owners, recognised directly in equity:</i>						
Final one-tier tax exempt dividend paid for financial year 2024 of 6.5 cents per share	-	-	-	-	(15,369)	(15,369)
Balance at 30 June 2025	180,008	155,408	15,105	4,448	119,597	474,566
2024						
Balance at 1 January 2024	180,008	146,324	15,105	(5,182)	100,200	436,455
<i>Total comprehensive income for the period:</i>						
Profit for the period	-	-	-	-	16,088	16,088
Other comprehensive income for the period - net	-	-	-	(3,425)	-	(3,425)
Total	-	-	-	(3,425)	16,088	12,663
Transfer to Regulatory Loss Allowance Reserve	-	-	-	-	-	-
Transfer from accumulated profits to statutory reserve	-	-	-	-	-	-
<i>Transactions with owners, recognised directly in equity:</i>						
Final one-tier tax exempt dividend paid for financial year 2023 of 6.0 cents per share	-	-	-	-	(14,186)	(14,186)
Balance at 30 June 2024	180,008	146,324	15,105	(8,607)	102,102	434,932

Condensed Interim Statements of Changes in Equity

	Share capital	Statutory reserve	Regulatory Loss Allowance Reserve	Fair value reserve	Accumulated profits	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Company						
2025						
Balance at 1 January 2025	180,008	155,408	15,105	(3,542)	112,876	459,855
<i>Total comprehensive income for the period:</i>						
Profit for the period	-	-	-	-	21,684	21,684
Other comprehensive income for the period - net	-	-	-	7,828	-	7,828
Total	-	-	-	7,828	21,684	29,512
Transfer to Regulatory Loss Allowance Reserve	-	-	-	-	-	-
Transfer from accumulated profits to statutory reserve	-	-	-	-	-	-
<i>Transactions with owners, recognised directly in equity:</i>						
Final one-tier tax exempt dividend paid for financial year 2024 of 6.5 cents per share	-	-	-	-	(15,369)	(15,369)
Balance at 30 June 2025	180,008	155,408	15,105	4,286	119,191	473,998
2024						
Balance at 1 January 2024	180,008	146,324	15,105	(5,337)	99,810	435,910
<i>Total comprehensive income for the period:</i>						
Profit for the period	-	-	-	-	16,086	16,086
Other comprehensive income for the period - net	-	-	-	(3,413)	-	(3,413)
Total	-	-	-	(3,413)	16,086	12,673
Transfer to Regulatory Loss Allowance Reserve	-	-	-	-	-	-
Transfer from accumulated profits to statutory reserve	-	-	-	-	-	-
<i>Transactions with owners, recognised directly in equity:</i>						
Final one-tier tax exempt dividend paid for financial year 2023 of 6.0 cents per share	-	-	-	-	(14,186)	(14,186)
Balance at 30 June 2024	180,008	146,324	15,105	(8,750)	101,710	434,397

Condensed Interim Consolidated Statement of Cash Flows

	Note	Group	
		1st Half 2025 \$'000	1st Half 2024 \$'000
Operating activities			
Profit before income tax		26,137	19,566
Adjustments for:			
Impact of accrual of interest income		(1,955)	2,065
Impact of accrual of interest expense		(1,378)	(2,496)
Interest expense on lease liabilities		2	2
Depreciation of property, plant and equipment		767	1,006
Depreciation of investment properties	17	275	189
Depreciation of right of use assets		16	14
Allowances for credit losses on loans	7	(255)	47
Dividends	7	(228)	(167)
Operating cash flows before movements in working capital		23,381	20,226
Changes in working capital			
Deposits and balances of customers		34,522	(66,162)
Other liabilities		(3,147)	(1,363)
Borrowings from Enterprise Singapore		(317)	(333)
Statutory deposits with the MAS		456	(4,411)
Singapore Government Securities and MAS Bills		16,790	6,711
Loans and advances		34,081	(121,506)
Other assets		(599)	(583)
Cash generated from / (used in) operating activities		105,167	(167,421)
Income tax paid		(3,773)	(3,398)
Net cash generated from / (used in) operating activities		101,394	(170,819)
Investing activities			
Purchase of property, plant and equipment	16	(300)	(21)
Dividends received		228	167
Net cash (used in) / generated from investing activities		(72)	146
Financing activities			
Cash payments of lease liabilities		(16)	(16)
Dividend paid		(15,369)	(14,186)
Net cash used in financing activities		(15,385)	(14,202)
Net increase / (decrease) in cash and cash equivalents		85,937	(184,875)
Cash and cash equivalent at beginning of the period		195,303	375,626
Cash and cash equivalent at end of the period		281,240	190,751

Notes to the Condensed Interim Consolidated Financial Statements**1. Corporate Information**

Sing Investments & Finance Limited (the “Company”) is incorporated and domiciled in Singapore and is listed on the Mainboard of the Singapore Exchange. These condensed interim consolidated financial statements as at and for the six months ended 30 June 2025 cover the Company and its wholly owned subsidiary, Sing Investments & Finance Nominees (Pte.) Ltd, (collectively, the “Group”). The principal activities of the Company are those of a licensed finance company. The principal activities of the subsidiary are those of a nominee service company.

2. Basis of Preparation

The condensed interim financial statements for the six months ended 30 June 2025 have been prepared in accordance with Singapore Financial Reporting Standards (International) (“SFRS(I)”) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s and Company’s financial positions and performance of the Group since the last annual financial statements for the year ended 31 December 2024.

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

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

The condensed interim consolidated financial statements of the Group and statement of financial position and statement of changes in equity of the Company for the six months ended 30 June 2025 were authorised for issue by the Board of Directors on 5 August 2025.

3. Accounting Policies, Adoption of New and Revised Standards

The accounting policies applied by the Group are consistent with those applied in the previous financial year, which were prepared in accordance with Singapore Financial Reporting Standards (International) (“SFRS(I)”). No new/revised SFRS(I), which is relevant to the Group, is effective for the annual reporting period beginning 1 January 2025.

4. Critical Accounting Judgements and Estimates

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

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

Notes to the Condensed Interim Consolidated Financial Statements

4. Critical Accounting Judgements and Estimates (continued)

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

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

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

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

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

Models and assumptions used

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

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

Calculation of loss allowance

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

- Establishing the number and relative weightings of forward-looking scenarios for each type of product/customer segment and determining the forward-looking information relevant to each scenario: When measuring ECL, the Group uses reasonable and supportable forward-looking information, which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other.
- Probability of Default ("PD"): PD constitutes a key input in measuring ECL. PD is an estimate of the likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions and expectations of future conditions.
- Loss Given Default ("LGD"): LGD is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the Group would expect to receive, taking into account cash flows from collateral and integral credit enhancements.

Notes to the Condensed Interim Consolidated Financial Statements

5. Seasonal Operations

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

6. Segmented Revenue and Results for Business or Geographical Segments

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

7. Profit before Income Tax

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

	Group	
	1st Half 2025	1st Half 2024
	\$'000	\$'000
Interest income and hiring charges		
Loans and advances and others measured at amortised cost	64,070	62,363
Cash and bank deposits at amortised cost	3,288	4,761
Singapore Government Securities and MAS Bills measured at FVOCI	5,699	6,563
	<u>73,057</u>	<u>73,687</u>
Interest expense		
Deposits and others	<u>37,443</u>	<u>43,253</u>
Dividends		
Equity investments	<u>228</u>	<u>167</u>
Other income		
Government grant	17	45
Others	16	42
	<u>33</u>	<u>87</u>
Staff costs		
Salaries and other benefits	9,521	8,882
Contributions to defined contribution plan	943	907
	<u>10,464</u>	<u>9,789</u>

Notes to the Condensed Interim Consolidated Financial Statements

7. Profit before Income Tax (continued)

	Group	
	1st Half 2025	1st Half 2024
	\$'000	\$'000
Other operating expenses		
Audit fees	116	98
Non-audit fees	25	16
Operating expenses on investment properties	410	358
Maintenance, utilities and property tax	1,207	890
Legal and professional fees	180	136
Commission expense	339	386
Directors' fees, insurance premium and others	1,115	1,332
	3,392	3,216
Total net loss allowance (write back) / charge to P&L		
<u>Impaired asset (Stage 3)</u>		
Bad debts recovered	(1)	-
Loans and advances	(254)	47
Total (write back) / net charge to P&L	(255)	47

8. Income Tax Expense

	Group	
	1st Half 2025	1st Half 2024
	\$'000	\$'000
Current tax expense		
Current period	4,441	3,478
Total income tax expense	4,441	3,478

Notes to the Condensed Interim Consolidated Financial Statements

9. Earnings Per Share

	Group	
	1st Half 2025	1st Half 2024
Basic and diluted earnings per share are based on:		
Net profit attributable to ordinary shareholders (\$'000)	21,696	16,088
Number of ordinary shares ('000)	236,439	236,439
Annualised earnings per share (cents)	18.35	13.61

There were no potential dilutive ordinary shares for the period ended 30 June 2025 and 2024.

10. Related Company and Related Party Transactions

The related party transactions that have had a material effect on the financial position as at 30 June 2025 or the performance of the Group in the period then ended are the same as those disclosed in the Annual Report 2024. All related party transactions that have taken place in the period were similar in nature to those disclosed in the Annual Report 2024.

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

	Group and Company	
	30 Jun 2025	31 Dec 2024
	\$'000	\$'000
(a) Deposits	118,462	100,737
	1st Half 2025	1st Half 2024
	\$'000	\$'000
(b) Profit or loss transactions for the period:		
- Interest expenses on deposits	1,770	599
- Professional fee	2	10
- Rental income	195	160

Notes to the Condensed Interim Consolidated Financial Statements

11. Categories of Financial Instruments

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

	Group		Company	
	30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
	\$'000	\$'000	\$'000	\$'000
Financial assets				
<u>At amortised cost:</u>				
Cash and deposits with banks and Monetary Authority of Singapore ("MAS")	281,240	195,303	281,148	195,219
Statutory deposits with the MAS	82,330	82,786	82,330	82,786
Loans and advances	2,634,956	2,668,782	2,634,956	2,668,782
Other receivables, deposits and prepayments	3,587	3,151	3,587	3,151
<u>At FVOCI:</u>				
Singapore Government Securities and MAS Bills	427,611	433,064	427,611	433,064
Investment in equity securities	6,809	7,184	6,556	6,942
Financial liabilities				
<u>At amortised cost:</u>				
Deposits and balances of customers	2,962,290	2,927,768	2,963,102	2,928,566
Other liabilities	41,374	45,913	40,844	45,392
Borrowings from Enterprise Singapore (Unsecured)	1,015	1,332	1,015	1,332

12. Financial Assets at Fair Value through Other Comprehensive Income

	Group		Company	
	30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
	\$'000	\$'000	\$'000	\$'000
Financial assets at FVOCI				
<u>At FVOCI:</u>				
Singapore Government Securities and MAS Bills	427,611	433,064	427,611	433,064
Investment in equity securities	6,809	7,184	6,556	6,942

During the six months ended 30 June 2025 and 2024, no disposal of the Group's investment in equity securities was made.

Notes to the Condensed Interim Consolidated Financial Statements

13. Fair Value Measurement

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

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

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

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<u>Group</u>				
30 June 2025				
Financial instruments measured at FVOCI				
<u>Financial assets</u>				
Quoted equity securities	6,809	-	-	6,809
Singapore Government Securities and MAS Bills	427,611	-	-	427,611
31 December 2024				
Financial instruments measured at FVOCI				
<u>Financial assets</u>				
Quoted equity securities	7,184	-	-	7,184
Singapore Government Securities and MAS Bills	433,064	-	-	433,064
<u>Company</u>				
30 June 2025				
Financial instruments measured at FVOCI				
<u>Financial assets</u>				
Quoted equity securities	6,556	-	-	6,556
Singapore Government Securities and MAS Bills	427,611	-	-	427,611
31 December 2024				
Financial instruments measured at FVOCI				
<u>Financial assets</u>				
Quoted equity securities	6,942	-	-	6,942
Singapore Government Securities and MAS Bills	433,064	-	-	433,064

Notes to the Condensed Interim Consolidated Financial Statements

14. Credit Risk

There has been no change to the Group's exposures to the types of financial risk as well as the risk management policies and processes as described in the Annual Report 2024. Credit risk remains the key financial risk for the Group and the disclosures below provide the status as at 30 June 2025.

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

	Stage 1 \$'000	Stage 2 \$'000	Stage 3 \$'000	Total \$'000
Cash and deposits with banks and MAS at amortised cost				
<u>Group</u>				
30 June 2025				
Strong	281,400	-	-	281,400
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	281,400	-	-	281,400
Loss allowance	(160)	-	-	(160)
Carrying amount	281,240	-	-	281,240
31 December 2024				
Strong	195,463	-	-	195,463
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	195,463	-	-	195,463
Loss allowance	(160)	-	-	(160)
Carrying amount	195,303	-	-	195,303
<u>Company</u>				
30 June 2025				
Strong	281,308	-	-	281,308
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	281,308	-	-	281,308
Loss allowance	(160)	-	-	(160)
Carrying amount	281,148	-	-	281,148
31 December 2024				
Strong	195,379	-	-	195,379
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	195,379	-	-	195,379
Loss allowance	(160)	-	-	(160)
Carrying amount	195,219	-	-	195,219

Notes to the Condensed Interim Consolidated Financial Statements

14. Credit Risk (continued)

	Stage 1	Stage 2	Stage 3	Total
	\$'000	\$'000	\$'000	\$'000
Singapore Government Securities ("SGS") and MAS Bills				
<u>Group and Company</u>				
30 June 2025				
Strong	427,611	-	-	427,611
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	427,611	-	-	427,611
Loss allowance	-	-	-	-
Carrying amount	427,611	-	-	427,611

31 December 2024

Strong	433,064	-	-	433,064
Satisfactory	-	-	-	-
Higher risk	-	-	-	-
Impaired	-	-	-	-
Total gross carrying amount	433,064	-	-	433,064
Loss allowance	-	-	-	-
Carrying amount	433,064	-	-	433,064

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

Loans and advances at amortised cost

Group and Company

30 June 2025

Strong	102,426	4,804	-	107,230
Satisfactory	1,999,046	472,652	-	2,471,698
Higher risk	15,692	39,290	-	54,982
Impaired	-	-	5,160	5,160
Total gross carrying amount	2,117,164	516,746	5,160	2,639,070
Loss allowance	(2,274)	(1,304)	(536)	(4,114)
Carrying amount	2,114,890	515,442	4,624	2,634,956

31 December 2024

Strong	98,256	4,722	-	102,978
Satisfactory	2,098,413	408,317	-	2,506,730
Higher risk	17,487	39,909	-	57,396
Impaired	-	-	6,046	6,046
Total gross carrying amount	2,214,156	452,948	6,046	2,673,150
Loss allowance	(2,436)	(1,143)	(789)	(4,368)
Carrying amount	2,211,720	451,805	5,257	2,668,782

Notes to the Condensed Interim Consolidated Financial Statements
15. Loans and Advances

	Group and Company	
	30 Jun	31 Dec
	2025	2024
	\$'000	\$'000
Housing, factoring receivables and other loans	2,081,005	2,071,703
Hire purchase receivables	611,690	661,927
Unearned interests and charges	(53,625)	(60,480)
Allowances for impairment on loans and advances	(4,114)	(4,368)
	<u>2,634,956</u>	<u>2,668,782</u>
Due within 12 months	717,686	850,740
Due after 12 months	1,917,270	1,818,042
	<u>2,634,956</u>	<u>2,668,782</u>

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

	Group and Company	
	2025	2024
	\$'000	\$'000
Stage 3 loss allowance		
At 1 January	789	781
Allowance for impairment losses during the period	(254)	47
Receivables written off against allowances	-	(16)
At 30 June	<u>535</u>	<u>812</u>
Stage 1 and 2 loss allowance		
At 1 January	3,579	3,579
Allowance for impairment losses during the period	-	-
At 30 June	<u>3,579</u>	<u>3,579</u>
Total allowances for impairment on loans and advances		
At 1 January	<u>4,368</u>	<u>4,360</u>
At 30 June	<u>4,114</u>	<u>4,391</u>

16. Property, Plant and Equipment

During the six months ended 30 June 2025, the Group and the Company acquired assets amounting to \$299,911 (1st Half 2024: \$20,921) and disposed and wrote off assets with nil net carrying amount (1st Half 2024: disposed and wrote off assets with nil net carrying amount).

Notes to the Condensed Interim Consolidated Financial Statements

17. Investment Properties

	Group and Company	
	2025	2024
	\$'000	\$'000
At cost:		
At 1 January and 30 June	38,169	28,794
Accumulated depreciation:		
At 1 January	8,132	7,740
Depreciation charge for the period	275	189
At 30 June	8,407	7,929
Carrying amount:		
At 30 June	29,762	20,865

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

Fair value measurement of the Group's investment properties

The Group's investment properties are stated at cost less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The Group engages external, independent and qualified valuers to determine the fair value of the Group's properties at every year end, based on the property's highest and best use. There has been no significant change to the fair value as described in the annual financial statements for 2024 and based on the fair value hierarchy, it is considered in the Level 2 hierarchy.

18. Borrowings from Enterprise Singapore (unsecured)

	Group and Company	
	30 Jun	31 Dec
	2025	2024
	\$'000	\$'000
Due within 12 months	88	19
Due after 12 months	927	1,313
	1,015	1,332

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

These borrowings are unsecured.

Notes to the Condensed Interim Consolidated Financial Statements

19. Share Capital

	Group and Company			
	30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
	No. of Shares ('000)	No. of Shares ('000)	\$'000	\$'000
Issued and fully paid:	236,439	236,439	180,008	180,008

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

20. Reserves

	Group		Company	
	30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
	\$'000	\$'000	\$'000	\$'000
Statutory reserve	155,408	155,408	155,408	155,408
Regulatory Loss Allowance Reserve	15,105	15,105	15,105	15,105
Fair value reserve	4,448	(3,390)	4,286	(3,542)
Accumulated profits	119,597	113,270	119,191	112,876
	294,558	280,393	293,990	279,847

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

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

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

21. Dividends

No dividend has been recommended for the six months ended 30 June 2025 (1st Half 2024: Nil).

Notes to the Condensed Interim Consolidated Financial Statements

22. Capital Adequacy Ratio ("CAR")

The Group's capital position was as follows:

	Group	
	30 Jun 2025	31 Dec 2024
	\$'000	\$'000
Core capital		
Share capital	180,008	180,008
Disclosed reserves	252,641	253,052
	<u>432,649</u>	<u>433,060</u>
Risk weighted assets	<u>2,895,667</u>	<u>2,835,103</u>
Capital adequacy ratio		
Core capital/risk weighted assets (%)	<u>14.9</u>	<u>15.3</u>

23. Net Asset Value

	Group		Company	
	30 Jun 2025	31 Dec 2024	30 Jun 2025	31 Dec 2024
	\$	\$	\$	\$
Net asset value per ordinary share	<u>2.01</u>	<u>1.95</u>	<u>2.01</u>	<u>1.95</u>

24. Off-Balance Sheet Commitments

	Group and Company	
	30 Jun 2025	31 Dec 2024
	\$'000	\$'000
Undrawn loan commitments	1,248,371	1,038,815
Guarantees issued and financing of goods imported	530	530
	<u>1,248,901</u>	<u>1,039,345</u>

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

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

25. Subsequent Events

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