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**LHN
GROUP**
SPACE OPTIMISED
LHN LIMITED
賢能集團有限公司*

(Incorporated in the Republic of Singapore with limited liability)

(Hong Kong stock code : 1730)

(Singapore stock code : 410)

**ANNOUNCEMENT OF INTERIM RESULTS
FOR THE 6 MONTHS ENDED 31 MARCH 2025
AND
DIVIDEND PAYOUT
FOR THE FINANCIAL YEAR ENDING 30 SEPTEMBER 2025**

FINANCIAL HIGHLIGHTS

	6 Months Ended 31 March		Change
	2025	2024	
	S\$'000	S\$'000	%
Revenue	70,569	54,547	29.4
Gross profit ^	40,637	32,995	23.2
Net profit and attributable to equity owners of the Company	14,121	12,973	8.8
Basic earnings per share (Singapore cents)	3.38	3.17	6.6
Diluted earnings per share (Singapore cents)	3.34	3.14	6.4

* For identification purpose only

^ 1H2024 Gross profit has been restated due to reclassification of certain expenses from administrative expenses to cost of sales. Refer to note 8(a) for further details.

INTERIM RESULTS

The board (the “Board”) of directors (the “Directors”) of LHN Limited (the “Company”) hereby announces the interim condensed consolidated results of the Company and its subsidiaries (collectively referred to as the “Group”) for the six months ended 31 March 2025, together with the comparative figures for the six months ended 31 March 2024. The Group’s interim results for the six months ended 31 March 2025 have been reviewed by the audit committee of the Board (the “Audit Committee”).

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME - GROUP FOR THE PERIOD ENDED 31 MARCH 2025

	Note	Six Months Ended 31 March		
		2025	2024	Change
		S\$'000	S\$'000	%
Revenue	6	70,569	54,547	29.4
Cost of sales *	8	(29,932)	(21,552)	38.9
Gross profit		40,637	32,995	23.2
Other gains/(losses) – net and other income	7	11,337	2,595	>100
Other operating expenses				
- Impairment loss on trade, other and finance lease receivables		(274)	(57)	>100
Selling and distribution expenses	8	(5,183)	(1,199)	>100
Administrative expenses *	8	(13,204)	(12,247)	7.8
Finance cost – net	9	(5,952)	(5,636)	5.6
Share of results of associates and joint ventures, net of tax		1,061	3,767	(71.8)
Fair value loss on investment properties, net	15	(10,373)	(4,965)	>100
Profit before taxation		18,049	15,253	18.3
Taxation	10	(3,110)	(1,995)	55.9
Net profit		14,939	13,258	12.7
Other comprehensive income				
<u>Items that may be reclassified subsequently to profit or loss</u>				
Currency translation differences arising from consolidation		571	36	>100
<u>Items that will not be reclassified subsequently to profit or loss</u>				
Revaluation gains on leasehold properties		330	68	>100
Financial assets, at FVOCI – Fair value gain – equity investment		23	-	NM
Share of other comprehensive income of joint venture		103	153	(32.7)
Other comprehensive income		1,027	257	>100
Total comprehensive income for the period		15,966	13,515	18.1

NM - Not meaningful

* Refer to Note 8(a) for reclassification of 2024 comparative figures.

		Six Months Ended 31 March			
Note		2025	2024	Change	
		S\$'000	S\$'000	%	
Profit attributable to:					
	Equity holders of the Company	14,121	12,973	8.8	
	Non-controlling interests	818	285	>100	
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	Profit for the period	14,939	13,258	12.7	
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Total comprehensive income attributable to:					
	Equity holders of the Company	15,147	13,230	14.5	
	Non-controlling interests	819	285	>100	
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	Total comprehensive income for the period	15,966	13,515	18.1	
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Earnings per share for profit attributable to equity holders of the Company					
	Basic (cents)	12	3.38	3.17	6.6
	Diluted (cents)	12	3.34	3.14	6.4

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION - GROUP
AS AT 31 MARCH 2025

The Group	<i>Note</i>	31 March 2025 (unaudited) S\$'000	30 September 2024 (audited) S\$'000
ASSETS			
Non-current assets			
Property, plant and equipment	14	31,055	31,719
Right-of-use assets		16,224	13,651
Investment properties	15	462,723	457,978
Investment in associates and joint ventures		35,277	34,098
Other financial assets		533	493
Deferred tax assets		4	55
Trade and other receivables	16	10,862	11,324
Loans to associates and joint ventures		17,186	16,137
Prepayments		282	279
Finance lease receivables		9,983	3,864
Fixed deposits with banks		500	500
		584,629	570,098
Current assets			
Development properties		38,441	43,866
Inventories		12	44
Trade and other receivables	16	15,755	13,052
Prepayments		1,774	1,760
Finance lease receivables		15,390	17,297
Fixed deposits with banks		7,651	4,159
Cash and bank balances		51,433	46,503
		130,456	126,681
TOTAL ASSETS		715,085	696,779
EQUITY			
Capital and Reserves			
Share capital	17	68,340	68,340
Reserves		196,804	185,841
		265,144	254,181
Non-controlling interests		3,674	2,855
TOTAL EQUITY		268,818	257,036
LIABILITIES			
Non-current liabilities			
Deferred tax liabilities		6,895	6,396
Other payables	18	16,769	16,590
Provisions		345	345
Bank borrowings	20	246,931	255,837
Lease liabilities	20	61,530	64,227
		332,470	343,395
Current liabilities			
Trade and other payables	18	41,026	32,904
Provisions		337	337
Bank borrowings	20	31,056	25,747
Lease liabilities	20	35,925	33,552
Current income tax liabilities		5,453	3,808
		113,797	96,348
TOTAL LIABILITIES		446,267	439,743
TOTAL EQUITY AND LIABILITIES		715,085	696,779

STATEMENT OF FINANCIAL POSITION - COMPANY
AS AT 31 MARCH 2025

<u>The Company</u>	<i>Note</i>	31 March 2025 (unaudited) S\$'000	30 September 2024 (audited) S\$'000
ASSETS			
Non-current assets			
Investment in subsidiaries		32,727	32,727
Prepayments		11	-
		<u>32,738</u>	<u>32,727</u>
Current assets			
Amount due from subsidiaries		38,926	39,812
Prepayments		55	33
Fixed deposits with bank		2,300	-
Cash and bank balances		6,471	10,649
		<u>47,752</u>	<u>50,494</u>
TOTAL ASSETS		<u>80,490</u>	<u>83,221</u>
EQUITY			
Capital and Reserves			
Share capital	17	68,340	68,340
Reserves		10,503	12,671
TOTAL EQUITY		<u>78,843</u>	<u>81,011</u>
LIABILITIES			
Current liabilities			
Trade and other payables		1,399	1,904
Current income tax liabilities		248	306
		<u>1,647</u>	<u>2,210</u>
TOTAL LIABILITIES		<u>1,647</u>	<u>2,210</u>
TOTAL EQUITY AND LIABILITIES		<u>80,490</u>	<u>83,221</u>

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY - GROUP
FOR THE PERIOD ENDED 31 MARCH 2025

	Note	Share capital S\$'000	Retained profits S\$'000	Merger reserve S\$'000	Fair value reserve S\$'000	Asset revaluation reserve S\$'000	Exchange translation reserve S\$'000	Total attributable to equity holders of the Company S\$'000	Non-controlling interests S\$'000	Total equity S\$'000
Group										
Balance at 1 October 2024		68,340	214,408	(30,727)	(1,174)	4,984	(1,650)	254,181	2,855	257,036
Net profit for the period		-	14,121	-	-	-	-	14,121	818	14,939
Other comprehensive income		-	-	-	23	433	570	1,026	1	1,027
Total comprehensive income for the period		-	14,121	-	23	433	570	15,147	819	15,966
Dividend paid	11	-	(4,184)	-	-	-	-	(4,184)	-	(4,184)
Total transactions with equity holders, recognised directly in equity		-	(4,184)	-	-	-	-	(4,184)	-	(4,184)
Balance at 31 March 2025 (unaudited)		68,340	224,345	(30,727)	(1,151)	5,417	(1,080)	265,144	3,674	268,818

	Note	Share capital S\$'000	Retained profits S\$'000	Merger reserve S\$'000	Fair value reserve S\$'000	Asset revaluation reserve S\$'000	Exchange translation reserve S\$'000	Total attributable to equity holders of the Company S\$'000	Non-controlling interests S\$'000	Total equity S\$'000
Group										
Balance at 1 October 2023		65,496	179,479	(30,727)	(1,350)	4,207	(911)	216,194	1,855	218,049
Net profit for the period		-	12,973	-	-	-	-	12,973	285	13,258
Other comprehensive income		-	-	-	-	221	36	257	-	257
Total comprehensive income for the period		-	12,973	-	-	221	36	13,230	285	13,515
Dividend paid	11	-	(4,088)	-	-	-	-	(4,088)	-	(4,088)
Capital contribution from non-controlling interests		-	-	-	-	-	-	-	396	396
Total transactions with equity holders, recognised directly in equity		-	(4,088)	-	-	-	-	(4,088)	396	(3,692)
Balance at 31 March 2024 (unaudited)		65,496	188,364	(30,727)	(1,350)	4,428	(875)	225,336	2,536	227,872

STATEMENT OF CHANGES IN EQUITY - COMPANY
FOR THE PERIOD ENDED 31 MARCH 2025

	Share capital S\$'000	Retained profits S\$'000	Total equity S\$'000
Company			
Balance at 1 October 2024	68,340	12,671	81,011
Dividend paid	-	(4,184)	(4,184)
Net profit and total comprehensive income for the period	-	2,016	2,016
Balance at 31 March 2025 (unaudited)	68,340	10,503	78,843

	Share capital S\$'000	Retained profits S\$'000	Total equity S\$'000
Company			
Balance at 1 October 2023	65,496	10,589	76,085
Dividend paid	-	(4,088)	(4,088)
Net profit and total comprehensive income for the period	-	6,558	6,558
Balance at 31 March 2024 (unaudited)	65,496	13,059	78,555

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW - GROUP
FOR THE SIX MONTHS ENDED 31 MARCH 2025**

	2025 (unaudited) S\$'000	2024 (unaudited) S\$'000
Cash flows from operating activities:		
Net profit	14,939	13,258
Adjustments for:		
Taxation	3,110	1,995
Share of results of associates and joint ventures, net of tax	(1,061)	(3,767)
Depreciation of property, plant and equipment	2,386	3,167
Depreciation of right-of-use assets	6,623	5,940
Gain on disposal of property, plant and equipment	(3)	(32)
Write-off of property, plant and equipment	5	-
Fair value loss on investment properties	10,373	4,965
Gain from net investment in subleases	(9,057)	(384)
Lease modification (gains)/losses - net	(36)	18
Impairment loss on trade, other and finance lease receivables	274	57
Finance income	(935)	(1,185)
Finance cost	5,952	5,636
Operating cash flows before working capital changes	32,570	29,668
Changes in working capital:		
- Development properties	4,000	(6,430)
- Inventories	32	-
- Trade and other receivables	(3,352)	(1,567)
- Trade and other payables	5,787	(5,724)
Cash generated from operations	39,037	15,947
Income tax paid	(2,810)	(2,125)
Income tax refunded	1,774	800
Net cash generated from operating activities	38,001	14,622
Cash flows from investing activities:		
Additions to property, plant and equipment	(1,876)	(1,988)
Additions to investment properties	(5,879)	(33,894)
Interest capitalised on investment properties	(1,436)	-
Deposits paid for acquisition of investment properties	-	(4,000)
Loans to associates and joint ventures	(1,613)	(1,325)
Repayment from associates and joint ventures	630	950
Proceeds from disposal of property, plant and equipment	74	62
Receipts of principal from finance lease receivables	11,518	9,806
Interest received from finance lease receivables	306	524
Dividend from associate and joint ventures	-	400
Interest received	227	473
Net cash generated from/(used in) investing activities	1,951	(28,992)
Cash flows from financing activities:		
Decrease/(increase) in restricted bank deposits and pledged fixed deposits	135	(2,569)
Proceeds from bank borrowings	13,835	62,915
Repayment of bank borrowings	(17,432)	(17,575)
Repayment of lease liabilities principal	(20,766)	(19,017)
Loans from non-controlling interests	2,110	2,740
Capital contribution from non-controlling interests	-	396
Interest expense paid	(5,138)	(5,368)
Dividends paid to equity holders of the Company	(4,184)	(4,088)
Net cash (used in)/generated from financing activities	(31,440)	17,434
 Net increase in cash and cash equivalents	 8,512	 3,064
Cash and cash equivalents at beginning of period	43,333	58,580
Exchange gains/(losses) on cash and cash equivalents	45	(41)
Cash and cash equivalents at end of period	51,890	61,603

	As at 31 March	
	2025	2024
	S\$'000	S\$'000
Consolidated cash and bank deposits are represented by:		
Cash and bank balances	51,433	45,562
Fixed deposits that mature within one year	7,651	22,407
	59,084	67,969
Less: Restricted bank deposits and pledged fixed deposits	(7,194)	(6,366)
Cash and cash equivalents as per consolidated statement of cash flows	51,890	61,603

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

LHN Limited (the “**Company**”) was incorporated on 10 July 2014 in Singapore under the Companies Act as an investment holding private limited company under the name of “LHN Pte. Ltd.”. The Company’s registration number is 201420225D. The Company was converted into a public company and renamed as “LHN Limited” on 16 March 2015. The address of the Company’s registered office is at 75 Beach Road #04-01 Singapore 189689.

The Company has its primary listings on the Mainboard of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) since 13 December 2023 and on the Main Board of The Stock Exchange of Hong Kong Limited (“**SEHK**”) since 29 December 2017. The Company was formerly listed on the Catalist of the SGX-ST on 13 April 2015 and has completed the transfer of its listing from Catalist to the Mainboard of the SGX-ST on 13 December 2023.

The Company is an investment holding company. The Company and its subsidiaries (the “**Group**”) are principally engaged in (i) space optimisation; (ii) property development; (iii) facilities management services; and (iv) energy business.

2. BASIS OF PREPARATION

The consolidated financial statements for the six months ended 31 March 2025 have been prepared in accordance with IFRS Accounting Standards as issued by International Accounting Standards Board (“**IASB**”) and Singapore Financial Reporting Standards (International) (“**SFRS(I)**”) issued by Accounting Standards Council Singapore. The financial statements have been prepared under the historical cost convention, as modified by the fair valuation of investment properties and leasehold properties (classified under Property, plant and equipment), which are carried at fair value and fair valuation of investments held at fair value through other comprehensive income or profit or loss. This consolidated financial information is presented in Singapore Dollars (“**SGD**” or “**S\$**”) and all values are rounded to the nearest thousand (“**S\$’000**”), unless otherwise stated.

3. MATERIAL ACCOUNTING POLICY INFORMATION

The Group has adopted the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with those of the audited financial statements for the year ended 30 September 2024.

- (a) Amendments to IFRSs effective for the financial year ending 30 September 2025 do not have a material impact on the Group.
- (b) The following new standards and amendments to standards have been published but are not yet effective for the current financial year and which the Group has not early adopted:

		<u>Effective for accounting periods beginning on or after</u>
Amendments to IAS 1	Non-current Liabilities with Covenants	1 October 2024
Amendments to IAS 1	Classification of Liabilities as Current or Non-Current	1 October 2024
Amendments to IFRS 16	Lease liability in a Sale and Leaseback	1 October 2024
Amendments to IAS 7 and IFRS 7	Supplier Finance Arrangement	1 October 2024
Amendments to IAS 21	Lack of Exchangeability	1 October 2025
Amendments to IFRS 9 and IFRS 7	Classification and Measurement of Financial Instruments	1 October 2025
IFRS 18	Presentation and Disclosure in Financial Statements	1 October 2027

3.1. Leases

Where the Group is lessee

At the inception of the contract, the Group assesses if the contract contains a lease. A contract contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Reassessment is only required when the terms and conditions of the contract are changed.

(i) Right-of-use assets

The Group recognised a right-of-use asset and lease liability at the date which the underlying asset is available for use. Right-of-use assets are measured at cost which comprises the initial measurement of lease liabilities adjusted for any lease payments made at or before the commencement date and lease incentive received. Any initial direct costs that would not have been incurred if the lease had not been obtained are added to the carrying amount of the right-of-use assets.

These right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

Right-of-use assets (except for those which meet the definition of an investment property) are presented within "Right-of-use assets".

Right-of-use asset which meets the definition of an investment property is presented within "Investment properties".

(ii) Lease liabilities

The initial measurement of lease liability is measured at the present value of the lease payments discounted using the implicit rate in the lease, if the rate can be readily determined. If that rate cannot be readily determined, the Group shall use its incremental borrowing rate.

Lease payments include the following:

- Fixed payment (including in-substance fixed payments), less any lease incentives receivables;
- Variable lease payment that are based on an index or rate, initially measured using the index or rate as at the commencement date;
- Amount expected to be payable under residual value guarantees
- The exercise price of a purchase option if it is reasonably certain to exercise the option; and
- Payment of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

For contracts that contain both lease and non-lease components, the Group allocates the consideration to each lease component on the basis of the relative stand-alone price of the lease and non-lease component.

Lease liability is measured at amortised cost using the effective interest method. Lease liability shall be remeasured when:

- There is a change in future lease payments arising from changes in an index or rate;
- There is a change in the Group's assessment of whether it will exercise an extension option; or
- There are modification in the scope or the consideration of the lease that was not part of the original term.

Lease liability is remeasured with a corresponding adjustment to the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

(iii) Short term and low value leases

The Group has elected to not recognise right-of-use assets and lease liabilities for short-term leases that have lease terms of 12 months or less and leases of low value leases. Lease payments relating to these leases are expensed to profit or loss on a straight-line basis over the lease term.

(iv) Variable lease payments

Variable lease payments that are not based on an index or a rate are not included as part of the measurement and initial recognition of the lease liability. The Group recognises those lease payments in profit or loss in the periods that triggered those lease payments.

Where the Group is lessor

The Group leases its right-of-use properties and owned properties under operating leases.

(i) Lessor - Operating leases

Leases where the Group retains substantially all risks and rewards incidental to ownership are classified as operating leases. Rental income from operating leases (net of any incentives given to the lessees) is recognised in profit or loss on a straight-line basis over the lease term.

Initial direct costs incurred by the Group in negotiating and arranging operating leases are added to the carrying amount of the leased assets and recognised as an expense in profit or loss over the lease term on the same basis as the lease income.

Contingent rents are recognised as income in profit or loss when earned.

(ii) Lessor - Subleases

In classifying a sublease, the Group as an intermediate lessor classifies the sublease as a finance or an operating lease with reference to the right-of-use asset arising from the head lease, rather than the underlying asset. The Group will assess a sublease to be a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the right-of-use asset (e.g. the lease term is for the major part of the economic life of the right-of-use asset, even if title is not transferred).

When the sublease is assessed as a finance lease, the Group derecognises the right-of-use asset relating to the head lease that it transfers to the sublessee and recognised the net investment in the sublease as "Finance lease receivables". Any differences between the right-of-use asset derecognised and the net investment in sublease is recognised in profit or loss. Lease liability relating to the head lease is retained in the statement of financial position, which represents the lease payments owed to the head lessor.

When the sublease is assessed as an operating lease, the Group recognise lease income from sublease in profit or loss within "Revenue". The right-of-use asset relating to the head lease is not derecognised.

For contract which contains lease and non-lease components, the Group allocates the consideration based on a relative stand-alone selling price basis.

4. USE OF JUDGEMENT AND ESTIMATES

The preparation of interim financial statements requires management to make 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.

In preparing this unaudited condensed consolidated interim financial statements, 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 for the year ended 30 September 2024.

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

5. SEGMENT INFORMATION

The Group Managing Director monitors the operating results of its operating segments for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on segment results which in certain respects, set out below, are presented differently from operating profit or loss in the consolidated financial statements of the Group. The Group's reportable operating segments are as follows:

1. Industrial group
2. Commercial group
3. Residential group
4. Property development group
5. Facilities management group
6. Energy group

Industrial, Commercial and Residential groups form the space optimisation business.

For the six months ended 31 March 2025, revenue attributable to the Group's largest customer accounted for approximately 5.2% (2024: 2.9%) of the Group's total revenue and aggregate revenue attributable to the five largest customers of the Group accounted for approximately 16.0% (2024: 8.4%) of the Group's total pre-IFRS 16 revenue.

To the knowledge of the Directors, none of the Directors, or their respective associates, or shareholders owning more than 5% of the Company's issued share capital had any beneficial interests in any of the five largest customers.

Allocation basis and transfer pricing

Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly income tax expense and non-controlling interests.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties, if any.

Sales

Sales between segments are carried out at market terms. Both the pre-IFRS 16 and post-IFRS 16 revenue are reported to the Group Managing Director.

The Group Managing Director assesses the performance of the operating segments based on the segment results, being a measure of earnings before tax, interest, finance costs, share of results of associates and joint ventures and fair value gain or loss on investment properties from continuing operations.

Segment assets and liabilities

The amounts reported to the Group Managing Director with respect to the total assets and liabilities are measured in a manner consistent with that of the financial statements. Segment assets and liabilities include investment properties, property, plant and equipment, right-of-use assets, financial assets at FVOCI/FVTPL, prepayments, development properties, inventories, loans to associate and joint ventures, trade and other receivables, finance lease receivables, bank borrowings, lease liabilities and trade and other payables that are directly attributable to a segment as well as items that can be allocated on a reasonable basis.

Segment breakdown for the six months ended 31 March 2025 are as follows:

	Industrial	Commercial	Residential	Property development	Facilities Management	Energy	Corporate and Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Sales								
Total segment sales	13,311	1,879	26,214	12,110	20,758	1,850	8,670	84,792
Inter-segment sales	(391)	(401)	(2,526)	-	(1,339)	(1,082)	(8,484)	(14,223)
External sales	12,920	1,478	23,688 ¹	12,110	19,419	768	186	70,569
Segment operating results	8,255	713	19,624 ²	2,119	2,474	225	(1,032)	32,378
Fair value loss on investment properties	(4,198)	(405)	(5,770) ³	-	-	-	-	(10,373)
Interest income	202	165	411 ⁴	5	79	16	57	935
Finance cost	(1,335)	(243)	(3,047) ⁵	(769)	(265)	(36)	(257)	(5,952)
	2,924	230	11,218 ⁶	1,355	2,288	205	(1,232)	16,988
Share of results of associates and joint ventures								
- Operating results	1,763	-	(54)	-	4	(23)	-	1,690
- Fair value loss on investment properties	(273)	-	(356)	-	-	-	-	(629)
Total share of results of associates and joint ventures	1,490	-	(410)	-	4	(23)	-	1,061
Profit before taxation	4,414	230	10,808	1,355	2,292	182	(1,232)	18,049
Taxation								(3,110)
Net profit for the period								14,939
Included in segments operating results:								
Depreciation of property, plant and equipment	313	99	533	-	843	168	430	2,386
Depreciation of right-of-use assets	-	1	69	-	6,508	19	26	6,623
Operating and capital assets	126,366	17,543	409,289	54,882	33,757	7,603	30,364	679,804
Investment in associates and joint ventures	26,442	-	7,509	-	1,186	140	-	35,277
Total segment assets								715,081
Total segment liabilities	86,913	17,611	244,840	38,649	23,479	2,822	19,605	433,919
Capital expenditures ⁷	51	30	10,537	-	182	817	39	11,656

¹ Includes revenue of S\$608,000 in segment results from 85 SOHO (Overseas).

² Includes loss of S\$341,000 in segment results from 85 SOHO (Overseas).

³ Includes fair value loss of S\$303,000 from 85 SOHO (Overseas).

⁴ Includes interest income of S\$3,000 from 85 SOHO (Overseas).

⁵ Includes finance cost of S\$177,000 from 85 SOHO (Overseas).

⁶ Includes loss before tax of S\$818,000 from 85 SOHO (Overseas).

⁷ Excludes initial additions to right-of-use investment properties with corresponding lease liabilities of S\$20,440,000.

Segment breakdown for the six months ended 31 March 2024 are as follows:

	Industrial	Commercial	Residential	Property development	Facilities Management	Energy	Corporate and Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Sales								
Total segment sales	12,741	3,195	22,892	-	18,689	1,904	7,660	67,081
Inter-segment sales	(185)	(401)	(2,306)	-	(1,446)	(1,079)	(7,117)	(12,534)
External sales	12,556	2,794	20,586 ¹	-	17,243	825	543	54,547
Segment operating results	7,919	339	11,831 ²	(12)	1,965	362	(1,502)	20,902
Fair value loss on investment properties	(3,880)	(39)	(1,046) ³	-	-	-	-	(4,965)
Interest income	299	210	197 ⁴	5	60	-	414	1,185
Finance cost	(1,638)	(363)	(3,215) ⁵	-	(252)	(23)	(145)	(5,636)
	2,700	147	7,767 ⁶	(7)	1,773	339	(1,233)	11,486
Share of results of associates and joint ventures								
- Operating results	1,743	-	(380)	-	(2)	(43)	-	1,318
- Fair value (loss)/gain on investment properties	(28)	-	2,470	-	7	-	-	2,449
Total share of results of associates and joint ventures	1,715	-	2,090	-	5	(43)	-	3,767
Profit before taxation	4,415	147	9,857	(7)	1,778	296	(1,233)	15,253
Taxation								(1,995)
Net profit for the period								13,258
Included in segments operating results:								
Depreciation of property, plant and equipment	443	375	1,275	-	539	105	430	3,167
Depreciation of right-of-use assets	-	1	69	-	5,831	15	24	5,940

Segment breakdown for its comparative period ended 30 September 2024 are as follows:

	Industrial	Commercial	Residential	Property development	Facilities Management	Energy	Corporate and Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Operating and capital assets	130,608	20,353	399,798	44,819	30,535	7,199	29,314	662,626
Investment in associates and joint ventures	24,836	-	7,918	-	1,182	162	-	34,098
Total segment assets								696,724
Total segment liabilities	89,293	19,660	249,601	33,157	18,827	3,052	15,949	429,539
Capital expenditures ⁷	121	148	134,271	-	1,936	775	766	138,017

¹ Includes revenue of S\$569,000 in segment results from 85 SOHO (Overseas).

² Includes loss of S\$396,000 in segment results from 85 SOHO (Overseas).

³ Includes fair value loss of S\$215,000 from 85 SOHO (Overseas).

⁴ Includes interest income of S\$2,000 from 85 SOHO (Overseas).

⁵ Includes finance cost of S\$226,000 from 85 SOHO (Overseas).

⁶ Includes loss before tax of S\$837,000 from 85 SOHO (Overseas).

⁷ Excludes initial additions to right-of-use investment properties with corresponding lease liabilities of S\$8,859,000.

Reconciliation of segments' total assets and total liabilities

	31 March 2025 S\$'000	30 September 2024 S\$'000
Reportable segments' assets are reconciled to total assets:		
Segment assets	715,081	696,724
Deferred tax assets	4	55
	<u>715,085</u>	<u>696,779</u>
Reportable segments' liabilities are reconciled to total liabilities:		
Segment liabilities	433,919	429,539
Current income tax liabilities	5,453	3,808
Deferred tax liabilities	6,895	6,396
	<u>446,267</u>	<u>439,743</u>

Geographical segment

The following table shows the distribution of the Group's revenue from external customers based on the location where goods are sold, services are provided or properties are located:

	Revenue from external customers 6 months ended 31 March	
	2025 S\$'000	2024 S\$'000
Singapore	68,520	52,228
Hong Kong	1,198	1,500
Myanmar	271	291
Indonesia	243	250
Cambodia	337	278
	<u>70,569</u>	<u>54,547</u>

The following table shows the distribution of the Group's non-current assets excluding deferred tax assets based on the geographical location of customers:

	Non-current assets as at	
	31 March 2025 S\$'000	30 September 2024 S\$'000
Singapore	561,294	546,706
Hong Kong	1	78
Myanmar	708	739
Indonesia	5,329	5,572
Cambodia	15,948	15,562
People's Republic of China	1,319	1,381
Others	26	5
	<u>584,625</u>	<u>570,043</u>

6. Revenue

	6 Months ended 31 March	
	2025	2024
	S\$'000	S\$'000
Rental income from		
- Leased properties	22,225	23,321
- Owned properties	6,627	5,366
Sale of development properties	12,110	-
Car park services	14,364	13,271
Facilities services	10,917	9,917
Energy related services and sale of goods	526	581
Management services fee income	3,143	1,382
Others	657	709
	<u>70,569</u>	<u>54,547</u>

7. Other gains/(losses) – net and other income

	6 Months ended 31 March	
	2025	2024
	S\$'000	S\$'000
Other gains/(losses) - net		
Gain on disposal of property, plant and equipment - net	3	32
Write-off of property, plant and equipment	(5)	-
Gain from net investment in subleases	9,057	384
Lease modification gains/(losses) – net	36	(18)
Foreign exchange gains/(losses) – net	16	(780)
	<u>9,107</u>	<u>(382)</u>
Other income		
Administrative services charges	428	439
Interest income	935	1,185
Government grants	34	96
Progressive wage credit scheme and senior employment credit ¹	179	233
Forfeiture of tenant deposit	165	171
Rental rebates, net ²	-	363
Other income	489	490
	<u>2,230</u>	<u>2,977</u>
	<u>11,337</u>	<u>2,595</u>

¹ Progressive wage credit scheme and senior employment credit are incentives introduced by the Singapore Government to help business alleviate business costs in a tight labour market and to support business investments. These incentives are in the form of cash payout.

² Rental rebates are introduced by Governments mainly to help tenants with their rental payments during the global pandemic outbreak of COVID-19.

8. Expense by nature

	6 Months ended 31 March	
	2025	2024
	S\$'000	S\$'000
Advertising and marketing expenses	1,002	324
Commission fees	3,770	649
Entertainment expenses	283	156
Rental expenses	3,051	3,650
Site maintenance and preparation	4,914	3,862
Cost of development properties	5,771	-
Depreciation of property, plant and equipment	2,386	3,167
Depreciation of right-of-use assets	6,623	5,940
Professional fees	874	721
Employee benefit costs	15,064	12,888
Insurance fees	349	324
IT Maintenance expenses	615	458
Printing expenses	163	174
Property management fees	433	341
Telephone expenses	206	167
Auditor's remuneration		
– Audit services	243	264
– Non-audit services	68	9
Other expenses	2,504	1,904
	<u>48,319</u>	<u>34,998</u>

(a) Reclassification of 2024 comparative figures

In the financial year 2024, management reallocated expenses from Administrative Expenses to Cost of Sales, comprising mainly of employee benefit expense as the reallocation better reflects the employees' scope of work. To conform to financial year 2024 expenses by function presentation in the statement of profit or loss, a reclassification was made to the 6 months ended 31 March 2024 comparative figures to reallocate S\$1,796,000 from Administrative Expenses to Cost of Sales. As a result, the 2024 Administrative Expenses was adjusted from S\$14,043,000 to S\$12,247,000 and Cost of Sales was adjusted from S\$19,756,000 to S\$21,552,000. The reclassification did not have any impact to either total expenses or net profit for the comparative period, nor any impact on the consolidated statement of financial position and consolidated statement of cash flows.

9. Finance cost - net

	6 Months ended 31 March	
	2025	2024
	S\$'000	S\$'000
Interest expense on borrowings	5,747	4,157
Interest expense on lease liabilities from hire purchase arrangements	6	7
Interest expense on lease liabilities from lease arrangements	1,487	1,592
Interest expense on others	218	87
	<u>7,458</u>	<u>5,843</u>
Less: Amounts capitalised	<u>(1,506)</u>	<u>(207)</u>
	<u>5,952</u>	<u>5,636</u>

10. Taxation

	6 Months ended 31 March	
	2025	2024
	S\$'000	S\$'000
Current income tax	2,696	2,715
Deferred income tax	461	(563)
	<u>3,157</u>	<u>2,152</u>
(Over)/under provision in respect of prior years		
- current taxation	(64)	(81)
- deferred taxation	17	(76)
	<u>3,110</u>	<u>1,995</u>

11. Dividend

	6 Months ended 31 March	
	2025	2024
	S\$'000	S\$'000
Ordinary dividends:		
- Final dividend paid in respect of the previous financial year of 1.0 Singapore cent (2024: 1.0 Singapore cent) per share	4,184	4,088
	<u>4,184</u>	<u>4,088</u>

The Board has resolved to declare an interim dividend of S\$0.01 (equivalent to HK\$0.06) per share for the six months ended 31 March 2025 (2024: S\$0.01). These financial statements do not reflect this dividend, which will be accounted for in shareholders' equity as an appropriation of retained earnings in the financial year ending 30 September 2025.

12. Earnings per share

Basic earnings per share are calculated by dividing the profit of the Group attributable to equity holders of the Company by the weighted average number of ordinary shares deemed to be in issue during each of the periods:

	6 Months ended 31 March	
	2025	2024
Net profit attributable to equity holders of the Company (S\$'000)	14,121	12,973
Weighted average number of ordinary shares ('000)		
- In issue	418,272	408,945
- Adjustment for potential ordinary shares under scrip dividend scheme	4,162	4,543
- Diluted	<u>422,434</u>	<u>413,488</u>
Earnings per share (Singapore cents)		
- Basic	3.38	3.17
- Diluted	3.34	3.14

The diluted earnings per share are determined as above by adjusting the potentially dilutive scrip dividend (Note 17) as at 31 March 2025 and 2024.

13. Net asset value

	Group		Company	
	31 March 2025	30 September 2024	31 March 2025	30 September 2024
Net assets attributable to Shareholders (S\$'000)	265,144	254,181	78,843	81,011
Number of ordinary shares in issue (in '000)	418,272	418,272	418,272	418,272
Net asset value per ordinary share (Singapore cents)	63.39	60.77	18.85	19.37

14. Property, plant and equipment

The Group had additions of approximately S\$1,809,000 (2024: S\$2,095,000) for the six months ended 31 March 2025.

15. Investment properties

	31 March 2025 S\$'000	30 September 2024 S\$'000
Beginning of financial period	457,978	303,761
Additions – investment properties	11,257	134,507
Additions – capitalised expenditure	9,847	12,528
Derecognition of assets of right-of-use properties	(6,466)	(2,045)
Net loss from fair value adjustment	(10,373)	10,459
Currency translation	480	(1,232)
End of financial period	462,723	457,978

Fair value measurements of investment properties

Investment properties that comprising owned properties and right-of-use leased properties are carried at fair values at the end of reporting period as determined by independent professionally-qualified property valuers. Valuations are made at least annually based on the properties' highest-and-best-use using the direct market comparison method, discounted cash flow method, income capitalisation method and residual value method. The significant inputs and assumptions are developed in close consultation with management. The valuation reports and fair value changes are reviewed by the management at each reporting date.

16. Trade and other receivables

	31 March 2025 S\$'000	30 September 2024 S\$'000
Trade receivables		
- Third parties	4,586	2,961
- Related parties	27	29
- Associates and Joint ventures	332	307
- Unbilled	2,940	2,008
	7,885	5,305
Accrued rental income	452	494
Other receivables:		
- Goods and service tax receivables	776	1,310
- Deposits with external parties	4,709	4,787
- Tax recoverable	268	161
- Other receivables	1,985	1,311
	7,738	7,569
Less:		
Impairment loss on trade receivables	(318)	(314)
Impairment loss on other receivables	(2)	(2)
Trade and other receivables included in current assets	15,755	13,052
Trade receivables, unbilled	9,051	9,886
Deposits paid to supplier	1,811	1,438
Trade and other receivables included in non-current assets	10,862	11,324

The aging analysis of the Group's current trade receivables based on invoice date is as follows:

	31 March 2025 S\$'000	30 September 2024 S\$'000
Unbilled	2,940	2,008
0 to 30 days	2,487	2,359
31 to 60 days	1,471	341
61 to 90 days	194	131
91 to 180 days	302	56
181 to 365 days	86	28
Over 365 days	405	382
	<u>7,885</u>	<u>5,305</u>

17. Share capital

	6 months ended 31 March 2025		Year ended 30 September 2024	
	No. of Shares Issued	Nominal Amount S\$'000	No. of Shares Issued	Nominal Amount S\$'000
Beginning of financial period/ year	418,271,953	68,340	408,945,400	65,496
Issuance of scrip shares ¹	-	-	9,326,553	2,844
End of financial period/ year	<u>418,271,953</u>	<u>68,340</u>	<u>418,271,953</u>	<u>68,340</u>

¹ On 30 May 2024, 9,326,553 number of ordinary shares of the Company were allocated and issued under the scrip dividend scheme for the financial year ended 30 September 2023.

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.

The Company has given the shareholders the option of receiving cash and/or scrip shares for the special dividend declared for the financial year ended 30 September 2024. As at 31 March 2025, the maximum potential number of scrip shares to be allotted and issued under the scrip dividend scheme in relation to the special dividend declared for the financial year ended 30 September 2024 is 11,306,119 scrip shares (As at 31 March 2024: 13,410,167 scrip shares).

The Company did not have any outstanding options, treasury shares, convertibles or subsidiary holdings as at 31 March 2025 and 30 September 2024.

18. Trade and other payables

	31 March 2025 S\$'000	30 September 2024 S\$'000
Trade payables		
- Third parties	9,669	2,224
- Related parties	560	499
- Associates and Joint Venture	235	226
	<u>10,464</u>	<u>2,949</u>
Contract liabilities		
- Advances received from customers	4,558	4,543
Other payables and accruals		
- Goods and services tax payables	2,407	1,475
- Provision for directors' fees	49	70
- Accruals	9,986	11,614
- Rental deposits received from tenants	11,819	10,377
- Rental deposits received from related parties	49	49
- Rental received in advance	673	828
- Sundry creditors	1,021	999
	<u>26,004</u>	<u>25,412</u>
Total trade and other payables included in current liabilities	<u>41,026</u>	<u>32,904</u>
Other payables		
- Loans from non-controlling interests	13,012	10,683
- Rental deposits received from tenants	3,739	5,479
- Other payables	18	428
Other payables included in non-current liabilities	<u>16,769</u>	<u>16,590</u>

The aging analysis of the Group's trade payables based on invoice date is as follows:

	31 March 2025 S\$'000	30 September 2024 S\$'000
0 to 30 days	9,580	2,385
31 to 60 days	380	236
61 to 90 days	81	45
Over 90 days	423	283
	<u>10,464</u>	<u>2,949</u>

The carrying amount of trade and other payables approximated their fair value.

19. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 31 March 2025 and 30 September 2024:

	Group		Company	
	31 March 2025 S\$'000	30 September 2024 S\$'000	31 March 2025 S\$'000	30 September 2024 S\$'000
Financial assets				
- at FVOCI	210	187	-	-
- at FVTPL	323	306	-	-
- at amortised costs	<u>116,854</u>	<u>100,041</u>	<u>47,697</u>	<u>50,461</u>
Financial liabilities				
- at amortised costs	<u>425,599</u>	<u>422,011</u>	<u>1,303</u>	<u>1,787</u>

20. Bank borrowings and lease liabilities

	31 March 2025 S\$'000	30 September 2024 S\$'000
Amount repayable in one year or less		
- Bank borrowings	31,056	25,747
- Lease liabilities from hire purchase arrangements	74	115
- Lease liabilities from right-of-use lease arrangements	<u>35,851</u>	<u>33,437</u>
	<u>66,981</u>	<u>59,299</u>
Amount repayable after one year		
- Bank borrowings	246,931	255,837
- Lease liabilities from hire purchase arrangements	78	116
- Lease liabilities from right-of-use lease arrangements	<u>61,452</u>	<u>64,111</u>
	<u>308,461</u>	<u>320,064</u>
Total borrowings and lease liabilities	<u>375,442</u>	<u>379,363</u>

Details of any collaterals:

- Bank borrowings of approximately S\$268.8 million as at 31 March 2025 (30 September 2024 - S\$276.6 million) are secured by (i) legal mortgage of certain investment properties, leasehold properties and development properties in Singapore and Cambodia; (ii) corporate guarantees provided by the Group; (iii) assignment of rental proceeds of the mortgaged properties; and (iv) personal guarantees provided by non-controlling shareholders of certain non-wholly owned subsidiaries of the Company, where applicable.
- Certain lease liabilities of approximately S\$0.2 million (30 September 2024 - S\$0.2 million) of the Group are secured by the underlying assets of certain plant and machinery and corporate guarantees provided by the Group.

Management Discussion and Analysis

Business Review

During 1H2025, the **Space Optimisation Business** successfully obtained renewal of eight master leases consisting of two industrial properties, two commercial properties and four residential properties.

The Group's residential properties, driven primarily by Coliwoo's co-living business, achieved yet another period of robust performance in 1H2025, with 2,924 keys secured as at 31 March 2025.

Number of Keys by Projects

As at	Co-living – Singapore Projects		85 SOHO – Overseas Projects		Total
	Master Lease / Management Contract	Owned / Joint Venture	Master Lease	Owned / Joint Venture	
31 March 2025	1,901	694	221	108	2,924

As at 31 March 2025, the occupancy rates across certain properties (excluding joint venture properties and properties that are under progressive handover) under the Space Optimisation Business are as follows:

Industrial Properties	
- Work+Store space:	99.8%
- Industrial space:	98.2%
Commercial Properties	
- Commercial space:	91.0%
Residential Properties	
- Co-living space (Singapore):	97.7%

For the **Property Development Business**, the Group registered its maiden revenue contribution during 1H2025 from the sale of certain strata-titled units at 55 Tuas South Avenue 1, a nine-storey industrial development property. As announced on 14 February 2025, the Group entered into joint ventures with two other partners to acquire and redevelop the property on 30, 30A, 30B, 32, 32A and 32B Lorong 22 Geylang Singapore 398687 and 32D, 32E, 32F, 32G, 32H and 32J Lorong 22 Geylang Singapore 398689 with a land area of 1,179.29 sqm. Appointed as the sole project management company, the Group aims to transform the property into a strata-titled commercial building for retail and office usage, with an estimated saleable area of over 28,000 sqft. The project at Geylang will be the Group's second project in the Property Development Business segment, following the LHN Food Chain food factory at 55 Tuas South Avenue 1. This strategic move aligns with its goal of growing its Property Development Business to diversify the Group's revenue streams.

The **Facilities Management Business** primarily provides integrated facilities management services and car park management services. This business segment continues to perform well in 1H2025. Under its cleaning and related services ("**ICFM**") business, 43 new contracts were secured while 92 existing contracts were successfully renewed. ICFM expanded its client base to 121, increasing from 103 clients a year ago. For the car park management business, the Group managed 101 car parks in Singapore with over 27,500 lots, and 1 car park with over 500 lots in Hong Kong as at 31 March 2025. Following the lease expiry of the last car park in Hong Kong as at the end of April 2025, the Group had exited the car park business in Hong Kong due to less efficient car park management in Hong Kong.

The **Energy Business** focuses on providing renewable energy services, including electricity retailing, electric vehicle ("**EV**") charging stations and solar power system installation, primarily for industrial clients. During 1H2025, the Group secured three solar energy contracts with a combined capacity of approximately 0.4 MW of renewable energy, which sums up to the Group's total solar energy capacity of 9.2 MW as at 31 March 2025. Additionally, the Group and its joint venture have a total of 19 EV charging points as at 31 March 2025.

Business Outlook

The Coliwoo Portfolio

The Group remains cautiously optimistic on the demand for both short-term and long-term rentals for the rest of 2025 due to two factors. Firstly, private residential rents are projected to rise 2-4% in 2025 due to shrinking supply and improved economic conditions. Completions of private homes are expected to drop sharply to 5,300–5,850 units (down from 9,103 in 2024), tightening availability, particularly in suburban and city-fringe areas where supply is falling 59–69% below decade averages. While AI-driven workforce changes may dampen expat demand, the sharp supply contraction is likely to outweigh these pressures, stabilising the rent gap between private homes and HDB flat.^{1,2}

Secondly, the Singapore Tourism Board (STB) projects international visitor arrivals to reach 17.0–18.5 million in 2025, an increase from 16.5 million in 2024, driven by new attractions like Minion Land and Mandai Rainforest Wild Park, a robust MICE events calendar, and improved air connectivity. While geopolitical and economic risks remain, STB expects growth to be supported by key markets such as China (benefiting from a visa-exemption agreement) and India, alongside rising demand from mid- and long-haul regions like Japan and the US.^{3,4} The growing number of tourists will contribute to healthy demand for short-term lodging.

¹ What is the saving grace for Singapore's rental market in 2025?

² OrangeTee - Private Residential & HDB Rental Outlook 2025

³ Singapore targets \$50 billion in tourism receipts by 2040; eyes Mice sector as key growth driver

⁴ Singapore Achieves Historical High in Tourism Receipts in 2024

To meet growing rental demand, the Group recently launched its new co-living hotel, **Coliwoo Hotel Kampong Glam**, at 48 Arab Street—strategically located in one of Singapore’s most vibrant and culturally rich districts. In addition, the Group has been awarded the master lease tender for a state-owned property at 159 Jalan Loyang Besar, which is planned to be transformed into a resort-style co-living chalet under the Coliwoo brand. The Group also expects the launch of its Coliwoo projects at 453 Balestier Road and 260 Upper Bukit Timah Road in the second half of the financial year ending 30 September 2025.

Proposed Spin-off and separate listing of the Coliwoo Group

On 15 April 2025, LHN Limited announced a proposed spin-off and separate listing of its indirect wholly-owned subsidiary, Coliwoo Group Pte. Ltd. (“**Coliwoo Group**”), which will hold the Group’s co-living business following an internal restructuring. The application for the spin-off has been submitted to the Hong Kong Stock Exchange under Practice Note 15 and to the Singapore Exchange (SGX-ST), with SGX-ST indicating preliminary concurrence that the transaction would not constitute a chain listing, subject to compliance with listing requirements. Maybank Securities Pte. Ltd. has been appointed as financial adviser and issue manager for the proposed listing on the SGX-ST Mainboard.

If successful, LHN Limited expects to retain a majority shareholding in Coliwoo Group, which will remain consolidated in the Group’s accounts. The spin-off may be classified as a major transaction under Hong Kong listing rules, requiring shareholder approval and subject to regulatory and market conditions. There is no assurance the spin-off will proceed, and shareholders are advised to exercise caution and await further announcements regarding material developments and the convening of an extraordinary general meeting for approval.

Work+Store

In the industrial property business, Work+Store has expanded its offerings with the introduction of air-conditioned storage and dedicated wine storage spaces. The first location featuring these new facilities is at 202 Kallang Bahru, catering to businesses and individuals seeking climate-controlled environments for temperature-sensitive items. Building on this expansion, Work+Store has also recently launched another air-conditioned storage facility at its 38 Ang Mo Kio location, further enhancing its range of storage solutions to meet the demand for climate-controlled spaces.

Energy Business

The Group’s Energy Business is strategically positioned to support Singapore’s green initiatives. With additional solar contracts and electric vehicle charging projects anticipated, this segment is expected to continue its growth trajectory. Furthermore, we will continue to invest in technology and innovation to optimise our energy generation capabilities by harvesting solar energy from surfaces beyond building rooftops.

Overall, the Group expects contributions across its various business segments to continue driving growth into the next financial year and the Board has resolved to declare an interim dividend of 1.0 Singapore cent per share (1H2024: 1.0 Singapore cent).

Financial Review

For the period ended 31 March 2025 ("1H2025") vs period ended 31 March 2024 ("1H2024")

Revenue

	1H2025 S\$'000 (unaudited)	1H2024 S\$'000 (unaudited)	Variance	
			S\$'000	%
Industrial Properties	12,920	12,556	364	2.9
Commercial Properties	1,478	2,794	(1,316)	(47.1)
Residential Properties				
- Co-living (Singapore)	23,080	20,017	3,063	15.3
- 85 SOHO (Overseas)	608	569	39	6.9
	23,688	20,586	3,102	15.1
Space Optimisation Business	38,086	35,936	2,150	6.0
Property Development Business	12,110	-	12,110	NM
Facilities Management Business	19,419	17,243	2,176	12.6
Energy Business	768	825	(57)	(6.9)
Corporate	186	543	(357)	(65.7)
Total	70,569	54,547	16,022	29.4

The Group's revenue increased by approximately S\$16.0 million or 29.4%, from approximately S\$54.5 million in 1H2024 to approximately S\$70.6 million in 1H2025, primarily due to increase in revenue from the Space Optimisation Business, Property Development Business and the Facilities Management Business.

(a) Space Optimisation Business

Industrial Properties

Revenue derived from Industrial Properties remained relatively stable with a slight increase, from approximately S\$12.6 million in 1H2024 to approximately S\$12.9 million in 1H2025.

Commercial Properties

Revenue derived from Commercial Properties decreased by approximately S\$1.3 million or 47.1%, from approximately S\$2.8 million in 1H2024 to approximately S\$1.5 million in 1H2025, mainly due to more derecognition of revenue from subleases classified as finance lease in 1H2025.

Residential Properties

Revenue derived from Residential Properties increased by approximately S\$3.1 million or 15.3% from approximately S\$20.6 million in 1H2024 to approximately S\$23.7 million in 1H2025 mainly due to the (i) increase in revenue of approximately S\$3.1 million from our co-living business in Singapore; and (ii) a slight increase in revenue of approximately S\$0.04 million from our overseas properties.

The increase in revenue from our co-living business in Singapore arose mainly from (i) new co-living spaces which started generating revenue since the end of the fourth quarter of the financial year ended 30 September 2024 ("FY2024"); and (ii) higher occupancy rates.

(b) Property Development Business

Revenue derived from our Property Development Business of approximately S\$12.1 million predominantly came from our sale of certain strata-titled units at 55 Tuas South Avenue 1 in Singapore.

(c) Facilities Management Business

Revenue derived from our Facilities Management Business increased by approximately S\$2.2 million or 12.6%, from approximately S\$17.2 million in 1H2024 to approximately S\$19.4 million in 1H2025, mainly due to the increase in revenue from facilities management services and car park business contributed by the new facilities management contracts and new car parks spaces secured in Singapore, mainly in the third quarter of FY2024 and second quarter of FY2025.

(d) Energy Business

Revenue derived from our Energy Business remained at approximately S\$0.8 million in 1H2024 and 1H2025.

(e) Corporate

Revenue derived from our Corporate decreased by approximately S\$0.3 million or 65.7%, from approximately S\$0.5 million in 1H2024 to approximately S\$0.2 million in 1H2025, mainly due to decrease in management fees.

Cost of Sales

Cost of sales increased by approximately S\$8.4 million or 38.9%, from approximately S\$21.5 million in 1H2024 to approximately S\$29.9 million in 1H2025. The increase was predominantly due to the cost of sale of certain strata-titled units at 55 Tuas South Avenue 1 under our Property Development Business, and increase in costs across Space Optimisation Business and Facilities Management Business which is in line with the increase in revenue.

Gross Profit

In view of the above mentioned, the Group's gross profit increased by approximately S\$7.6 million or 23.2%, from approximately S\$33.0 million in 1H2024 to approximately S\$40.6 million in 1H2025, mainly boosted by the co-living business of the Residential Properties and sale of development properties under the Property Development Business.

Other Gains/(Losses) – net and Other Income

Other gains/(losses) - net and other income increased by approximately S\$8.7 million or 336.9%, from approximately S\$2.6 million in 1H2024 to approximately S\$11.3 million in 1H2025, mainly due to (i) increase in gains from subleases classified as finance leases which were derived based on differences between the right-of-use asset derecognised and the net investment in sublease; and (ii) foreign exchange gains in 1H2025 as compared to foreign exchange losses in 1H2024 which arose from revaluation of United States dollar denominated balances.

The increase was partially offset by (i) decrease in interest income from fixed deposits placed with banks; and (ii) decrease in rental rebates as the Government scheme in Hong Kong ended in 1H2024.

Other Operating Expenses

Other operating expenses increased slightly by approximately S\$0.2 million or 380.7%, from approximately S\$0.06 million in 1H2024 to approximately S\$0.3 million in 1H2025, mainly due to an increase in impairment loss on receivables under the Space Optimisation Business.

Selling and Distribution Expenses

Selling and distribution expenses increased by approximately S\$4.0 million or 332.3%, from approximately S\$1.2 million in 1H2024 to approximately S\$5.2 million in 1H2025, mainly due to commission and marketing expenses incurred for the sale of certain strata-titled units under the Property Development Business.

Administrative Expenses

Administrative expenses increased by approximately S\$1.0 million or 7.8%, from approximately S\$12.2 million in 1H2024 to approximately S\$13.2 million in 1H2025, mainly due to increase in staff costs, professional fees and other miscellaneous expenses.

Finance Cost - net

Finance cost increased by approximately S\$0.3 million or 5.6%, from approximately S\$5.6 million in 1H2024 to approximately S\$6.0 million in 1H2025, mainly due to an increase in interest expenses as a result of increase in bank borrowings at 1H2025 as compared to 1H2024.

Share of Results of Associates and Joint Ventures

Share of results of associates and joint ventures decreased by approximately S\$2.7 million, from approximately S\$3.8 million in 1H2024 to approximately S\$1.1 million in 1H2025, mainly due to share of net fair value loss on investment properties in 1H2025, as compared to share of net fair value gain on investment properties in 1H2024. This was partially offset by an increase in operating profits from our joint ventures.

Fair Value Loss on Investment Properties

Net fair value loss on investment properties increased by approximately S\$5.4 million or 108.9%, from approximately S\$5.0 million in 1H2024 to approximately S\$10.4 million in 1H2025, mainly due to fair value loss on leased investment properties.

Profit before taxation

As a result of the aforementioned, the Group's profit before taxation increased by approximately S\$2.8 million or 18.3%, from approximately S\$15.3 million in 1H2024 to approximately S\$18.0 million in 1H2025.

Taxation

Income tax expenses increased by approximately S\$1.1 million or 55.9%, from approximately S\$2.0 million in 1H2024 to approximately S\$3.1 million in 1H2025, due to higher tax provisions on higher taxable profits.

Net profit

As a result of the above, the Group's net profit increased by approximately S\$1.7 million or 12.7%, from approximately S\$13.3 million in 1H2024 to approximately S\$14.9 million in 1H2025.

Review of Statement of Financial Position

Non-current assets

Non-current assets increased by approximately S\$14.5 million, from approximately S\$570.1 million as at 30 September 2024 to approximately S\$584.6 million as at 31 March 2025, mainly due to the factors set out below.

Property, plant and equipment ("PPE") decreased by approximately S\$0.7 million mainly due to depreciation of PPE, partially offset by the additions to PPE incurred by the Group.

Right-of-use assets increased by approximately S\$2.6 million mainly due to additions to right-of-use assets for new leases entered into by the car park business, partially offset by depreciation charged in 1H2025.

Investment properties increased by approximately S\$4.7 million mainly due to (i) additions to capital expenditure on investment properties under the co-living business; (ii) net additions to investment properties (right-of-use) from master leases under the Space Optimisation Business; and (iii) currency translation differences. These were partially offset by (i) net derecognition of investment properties (right-of-use) in relation to certain subleases classified as finance leases; and (ii) fair value losses.

Investment in associates and joint ventures increased by approximately S\$1.2 million mainly due to share of results and other comprehensive income of associates and joint ventures recognised in 1H2025.

Trade and other receivables decreased by approximately S\$0.5 million mainly due to decrease in unbilled receivables as certain amounts have been invoiced over the passage of time. These were partially offset by the increase in deposits paid for the acquisition of plant and equipments.

Loans to associates and joint ventures increased by approximately S\$1.0 million mainly due to additional working capital and partial payment for the acquisition of property in 1H2025.

Prepayments remained at approximately S\$0.3 million in 1H2025.

Finance lease receivables increased by approximately S\$6.1 million mainly due to an increase in net investment in subleases in 1H2025.

Long term fixed deposits remained at S\$0.5 million in 1H2025.

Current assets

Current assets increased by approximately S\$3.8 million, from approximately S\$126.7 million as at 30 September 2024 to approximately S\$130.5 million as at 31 March 2025, mainly due to the factors set out below.

Development properties decreased by approximately S\$5.4 million mainly due to the sale of certain strata-titled units at 55 Tuas South Avenue 1 (a 9-storey multi-user food processing industrial redevelopment) in 1H2025.

Trade and other receivables increased by approximately S\$2.7 million mainly due to (i) increase in trade receivables; and (ii) increase in unbilled receivables in relation to certain strata-titled units sold under the Property Development Business.

Prepayments remained at approximately S\$1.8 million in 1H2025.

Finance lease receivables decreased by approximately S\$1.9 million mainly due to receipts in 1H2025.

Fixed deposits with banks and cash and bank balances increased by approximately S\$8.5 million, variance as detailed in the movement in statement of cashflow.

Non-current liabilities

Non-current liabilities decreased by approximately S\$10.9 million, from approximately S\$343.4 million as at 30 September 2024 to approximately S\$332.5 million as at 31 March 2025, mainly due to the factors set out below.

Deferred tax liabilities increased by approximately S\$0.5 million.

Other payables increased by approximately S\$0.2 million mainly due to an increase in loans from non-controlling interests for additional working capital, partially offset by a decrease in rental deposits received due to reclassification from non-current liabilities to current liabilities based on the tenants' maturity profile under the Space Optimisation Business.

Bank borrowings decreased by approximately S\$8.9 million mainly due to reclassification from non-current liabilities to current liabilities due to certain strata-titled units sold under the Property Development Business.

Lease liabilities decreased by approximately S\$2.7 million mainly due to repayments in 1H2025, partially offset by an increase in lease liabilities in relation to new master leases entered under the Space Optimisation Business and new car park leases.

Provisions remained at approximately S\$0.3 million in 1H2025.

Current liabilities

Current liabilities increased by approximately S\$17.4 million, from approximately S\$96.3 million as at 30 September 2024 to approximately S\$113.8 million as at 31 March 2025, mainly due to the factors set out below.

Trade and other payables increased by approximately S\$8.1 million mainly due to (i) commission and marketing fee payable for the sale of certain strata-titled units under the Property Development Business; and (ii) increase in rental deposits received mainly due to reclassification from non-current liabilities to current liabilities as mentioned above.

Provisions remained at approximately S\$0.4 million in 1H2025.

Bank borrowings increased by approximately S\$5.3 million, mainly arising from the reclassification from non-current liabilities to current liabilities as mentioned above. This was partially offset by repayments in 1H2025.

Lease liabilities increased by approximately S\$2.4 million mainly due to an increase in lease liabilities in relation to new master leases entered under the Space Optimisation Business and new car park leases.

Current tax payable increased by approximately S\$1.6 million mainly due to tax provisions for 1H2025.

Review of Statement of Cash Flows

In 1H2025, the Group recorded net cash generated from operating activities of approximately S\$38.0 million, which was a result of positive operating cash flows before changes in working capital, decrease in development properties, increase in trade and other receivables and increase in trade and other payables. This was partially offset by net income tax paid.

Net cash generated from investing activities amounted to approximately S\$2.0 million, which was mainly due to (i) receipts from finance lease receivables; and (ii) repayment from associates and joint ventures. These were partially offset by (i) additions to investment properties mainly for the co-living properties' renovation works; (ii) additions to property, plant and equipment; (iii) additional loans to joint ventures; and (iv) interest expenses paid.

Net cash used in financing activities amounted to approximately S\$31.4 million, which was mainly due to (i) repayment of bank borrowings and lease liabilities; (ii) payments of interest expenses on bank borrowings and lease liabilities; and (iii) dividends paid to shareholders. These were partially offset by (i) proceeds from additional bank borrowings for capital expenditure and working capital purposes; and (ii) increase in loans from non-controlling interests.

As a result of the above, the Group's cash and cash equivalents increased by approximately S\$8.5 million to approximately S\$51.9 million as at 31 March 2025.

Liquidity and Financial Resources

During 1H2025, the Group financed its operations primarily through a combination of cash flow generated from our operations, bank borrowings and lease liabilities.

The Group primarily obtained bank borrowings to finance its acquisition and renovation of properties. The Group also had revolving loans for its short-term finance needs. The Group's borrowings as at 31 March 2025 were denominated in Singapore dollars with interest charged on these borrowings ranging from 2.00% to 5.86% per annum for the period. As at 31 March 2025, the Group had outstanding bank borrowings of S\$278.0 million. These borrowings were secured by (i) legal mortgage of certain investment properties, leasehold properties and development properties in Singapore and Cambodia; (ii) corporate guarantees provided by the Group; (iii) assignment of rental proceeds of the mortgaged properties; and (iv) personal guarantees provided by non-controlling interest shareholders of certain non-wholly owned subsidiaries of the Company, where applicable.

As at 31 March 2025, cash and cash equivalents held by the Group were mainly cash in the banks and on hand denominated in Singapore dollars, Hong Kong dollars, United States dollars, Indonesian rupiah and Renminbi and deposits denominated in Singapore dollars that are readily convertible into cash.

Gearing Ratio

Gearing ratio is equal to interest-bearing debt divided by total capital and multiplied by 100%. Interest-bearing debt is calculated as the sum of bank borrowings and lease liabilities. Total capital is calculated as interest-bearing debt plus total equity. Gearing ratio as at 31 March 2025 was 58.3%, decreased from 59.6% as at 30 September 2024.

Net gearing ratio is equal to net interest-bearing debt divided by total capital and multiplied by 100%. Net interest-bearing debt is calculated as the sum of bank borrowings and lease liabilities minus cash and bank balances and fixed deposits with banks. Total capital is calculated as interest-bearing debt plus total equity. Net gearing ratio as at 31 March 2025 was 49.0%, a decrease from 51.6% as at 30 September 2024.

The decrease in gearing ratio was primarily due to the increase in total equity boosted by the increase in retained profits, coupled with decrease in interest-bearing debts due to repayments. The decrease in net gearing ratio was primarily due to the lower gearing ratio and higher cash and bank balances and fixed deposits with banks.

Lease Liabilities

As at 31 March 2025, the Group had lease liabilities of S\$97.5 million in respect of the Group's leased properties, plant and machinery and motor vehicles. Certain lease liabilities of the Group are secured by the underlying assets of certain plant and machinery and motor vehicles and corporate guarantees provided by the Group.

Capital Commitment

Capital expenditures contracted for but not recognised in the financial statements at the reporting date, excluding those relating to investments in associated companies and investment in joint ventures, are as follows:

	31 March 2025 S\$'000	30 September 2024 S\$'000
Investment properties (excluding deposits paid)	12,964	7,376
Property, plant and equipment	853	55
	<u>13,817</u>	<u>7,431</u>

Capital Expenditure

During 1H2025, the Group's capital expenditure consists of additions to property, plant and equipment and investment properties amounting to approximately S\$11.7 million, mainly for the renovation costs for the Space Optimisation Business (FY2024: approximately S\$138.0 million).

Contingent Liabilities

As at 31 March 2025, the Group did not have any material contingent liabilities.

Material Acquisitions and Disposals of Subsidiaries, Associates and Joint Ventures

Save as disclosed in this announcement, there was no material acquisition and disposal of subsidiaries, associates and joint ventures for 1H2025.

Guarantee Performance in relation to the Acquisitions

The Group did not enter into any acquisition, which is required to be disclosed under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**HK Listing Rules**"), that the party in contract required to commit or guarantee on the financial performance in any kinds for 1H2025.

Significant Investment

Except for investments in subsidiaries, associates and joint ventures, the Group did not hold any significant investment in equity interest in any other company for 1H2025.

Off-balance Sheet Arrangements

For 1H2025, the Group did not have any off-balance sheet arrangements.

Securities Investments

The Group did not have any securities investment in any investee company with a value of 5% or more of the total assets of the Group as at 31 March 2025, which is required to be disclosed under the HK Listing Rules.

Future Plans for Material Investment and Capital Assets

Save as disclosed in this announcement, the Group did not have any plans for material investment and capital assets as at 31 March 2025. The Company will make further announcements in accordance with HK Listing Rules and the Listing Manual (the "**SGX Listing Manual**") of the SGX-ST, where applicable, if any investments and acquisition opportunities materialise.

Exposure to Fluctuations in Exchange Rates

The Group mainly operates in Singapore, Indonesia, Myanmar, Malaysia, Hong Kong and Cambodia during 1H2025. Currency exposure arises within entities of the Group when transactions are mainly denominated in foreign currencies such as USD, IDR and HK\$. In addition, the Group is exposed to currency translation risk upon translation of the net assets in foreign operations into the Group's reporting currency in SGD. During 1H2025, the Group recorded an exchange gain of approximately S\$16,000.

The Group has not carried out any hedging activities against foreign exchange fluctuations.

Dividend Payout for the Financial Year Ending 30 September 2025

The dividend policy of the Company was approved by the Board on 1 January 2019, which established procedures on declaring and recommending the dividend payment of the Company (the "**2019 Dividend Policy**"). Under the 2019 Dividend Policy, the Company will declare and/or recommend the payment of dividends to the Shareholders for approval after considering the Company's ability to pay dividends, which will depend upon, among other things, its cash flow, financial conditions, shareholders' interests, general business conditions and strategies, current and future operations, future business plans, liquidity and capital requirements, taxation considerations, amount of distributable profits, statutory, contractual and regulatory restrictions and any other factors the Board may deem relevant (the "**Dividend Consideration Factors**").

On 15 May 2025, the Board resolved that, subject to the Dividend Consideration Factors, the Board intends to recommend and distribute dividends of not less than 30.0% of the Group's profit attributable to equity holders of the Company after excluding fair value gains/losses on owned and joint venture investment properties, impairment/write-off of assets, non-recurring and one-off items, for the financial year ending 30 September 2025.

Employees and Remuneration Policies

As at 31 March 2025, there were 529 (as at 30 September 2024: 478) employees in the Group. The remuneration to its employees includes salaries and allowances, which is determined based on their performance, experience and prevailing industry practices. The compensation policies and packages are reviewed on a regular basis.

Significant Event after the Reporting Period

Pursuant to the Company's scrip dividend scheme in relation to the special dividend for the financial year ended 30 September 2024, such special dividend is expected to be paid on or about 30 May 2025, and that the new shares to be issued are expected to be listed on or about 30 May 2025. Please refer to the Company's announcements dated 25 November 2024 (and as supplemented on 8 January 2025, 24 January 2025, 9 April 2025 and 11 April 2025) and circular dated 22 April 2025 for more details.

Saved as disclosed above and in this announcement, there was no significant event relevant to the business or financial performance of the Group that has come to the attention of the Directors after 1H2025.

Purchase, Sales or Redemption of The Company's Listed Securities

During 1H2025, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities.

Corporate Governance

The Company has adopted the code provisions set out in Part 2 of Appendix C1 (Corporate Governance Code) (the "**HK CG Code**") to the HK Listing Rules as part of its corporate governance code in addition to the requirements under Singapore Code of Corporate Governance 2018 ("**SG CG Code**"). As such, the Company will comply with the more stringent requirements among the HK CG Code and the SG CG Code.

In the opinion of the Directors, the Company had complied with the HK CG Code and SG CG Code during 1H2025 except for code provision C.2.1 under the HK CG Code. Under code provision C.2.1 of the HK CG Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual. The Group does not have the role of chief executive officer but has the role of managing Director, which is responsible for the day-to-day management of business and currently performed by Mr. Lim Lung Tieng ("**Mr. Kelvin Lim**"), who is also the executive chairman of the Board. Throughout the Group's business history and since 1998, Mr. Kelvin Lim has held the key leadership position of the Group and has been deeply involved in the formulation of corporate strategies and management of business and operations of the Group. Taking into account the consistent leadership within the Group and in order to enable more effective and efficient overall strategic planning and continuation of the implementation of such plans, the Directors (including the independent non-executive Directors) consider that Mr. Kelvin Lim is the best candidate for both positions and the present arrangements are beneficial and in the interests of the Group and our shareholders as a whole.

Model Code of Securities Transactions by Directors

In addition to compliance to Rule 1207(19) of the SGX Listing Manual, the Company has updated its policy with the requirements set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 to the HK Listing Rules which is also applicable to its employees who are likely to be in possession of unpublished inside information (the "**Relevant Employees**").

The Company and its Officers (including the Directors, Management and Executives) are not allowed to deal in the Company's shares during the period commencing 30 days immediately before the announcement of the Company's interim results and 60 days immediately before the announcement of the Company's full year results, and ending on the date of the announcement of the relevant results.

The Directors, Management and Executives of the Group are also expected to observe relevant insider trading laws at all times, even when dealing in securities within permitted trading period or they are in possession of unpublished price-sensitive information of the Company and they are not to deal in the Company's securities on short-term considerations.

The Company confirms that specific enquiry has been made to all the Directors and the Relevant Employees and all have confirmed that they have complied with the Model Code during 1H2025.

Audit Committee

The Company established an audit committee (the “**Audit Committee**”) with written terms of reference which deal clearly with its authority and duties. Amongst the committee’s principal duties is to review and supervise the Company’s financial reporting process and internal controls. The full text of terms of reference of the Audit Committee is available on the websites of the Company and the SEHK.

The Audit Committee comprises three independent non-executive Directors, namely, Mr. Chan Ka Leung Gary (Chairman), Mr. Ang Poh Seong and Mr. Lim Kian Thong.

The Audit Committee has reviewed the consolidated results of the Group for 1H2025 and is of the opinion that such results complied with the applicable accounting standards, the requirements under the HK Listing Rules and other applicable legal requirements, and that adequate disclosures had been made.

Public Float

The Company has maintained the public float as required by the HK Listing Rules up to the date of this announcement.

Other information required by Appendix 7.2 of the SGX-ST Mainboard Rules

1. **Where the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by the Company’s auditors.

2. **Where the figures have been audited or reviewed, the auditors’ report (including any qualifications or emphasis of a matter).**

Not applicable.

3. **Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, 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 any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

Please refer to note 17 of the financial statements.

4. **To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

Please refer to note 17 of the financial statements.

5. **A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable. The Company does not have any treasury shares during and as at the end of the current financial period reported on.

6. **A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.**

Not applicable, as the Company did not have any subsidiary holdings as at the end of the current financial period reported on.

7. **If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

Not applicable.

8. **Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.**

Please refer to note 12 of the financial statements.

9. **Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:-**

- (a) **Current period reported on; and**
(b) **Immediately preceding financial year.**

Please refer to note 13 of the financial statements.

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

Not applicable.

11. **Dividend Information**

- (a) **Whether an interim (final) ordinary dividend has been declared:** Yes.

- (b) (i) **Amount per share:** 1.0 Singapore cent (equivalent to HK\$0.06)

(ii) **Previous corresponding period:** Interim dividend of 1.0 Singapore cent (equivalent to HK\$0.0577).

- (c) **Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).**

Tax-exempt (one-tier).

- (d) **Date payable**

The interim dividend will be paid on Friday, 27 June 2025 to the shareholders whose names shall appear on the register of members of the Company on Wednesday, 4 June 2025.

- (e) **Books closure date**

For Shareholders in Singapore

The Share Transfer Books and Register of Members of the Company will be closed at **5:00 p.m. on Wednesday, 4 June 2025** for the purpose of determining shareholders' entitlements to the interim dividend. Duly completed registrable transfers in respect of the Shares received by the Company's Singapore principal share registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632 up to **5:00 p.m. on Wednesday, 4 June 2025** will be registered to determine shareholders' entitlements to the interim dividend.

For Shareholders in Hong Kong

The branch register of members of the Company in Hong Kong will be closed between **Thursday, 5 June 2025 and Friday, 6 June 2025** (both days inclusive), during which period no transfer of Shares of the Company will be registered in Hong Kong. In order to determine shareholders' entitlements to the interim dividend, all share transfers in Hong Kong, accompanied by the relevant share certificates, must be lodged with the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong no later than **4:30 p.m. on Wednesday, 4 June 2025**.

For the purpose of determination of shareholders registered under the Singapore principal register of members and the Hong Kong branch register of members of the Company, all necessary documents, remittances accompanied by the relevant share certificates in respect of removal of Shares between the two (2) register of members, must be submitted no later than **5:00 p.m. and 4:30 p.m. on Friday, 23 May 2025** to the Company's Singapore principal share registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632 (for Singapore shareholders) and the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong (for Hong Kong shareholders), respectively.

12. **If no dividend has been declared (recommended), a statement to that effect and the reason(s) for the decision.**

Not applicable.

13. **If the group has obtained mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920 (1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

The Group has not obtained a general mandate from Shareholders for IPTs.

There were no interested persons transactions of S\$100,000 and above entered into during the financial period reported on.

14. **Disclosures on Acquisition and Realisation of Shares pursuant to Mainboard Rule 706A**

During 1H2025 and up to the date of this announcement, the Group had incorporated the following subsidiaries, joint ventures and associates:

S/N	Company Name	Place of Incorporation	Issued and Paid-up Capital	Principal Activities	Interest Held by the Group	Date of announcement
1.	Coliwoo Group Pte. Ltd.	Singapore	S\$1	Investment holding	100%	-
2.	32GL22 Pte. Ltd.	Singapore	S\$1,000	Property Development	50%	14 February 2025
3.	Geylang Project 1 Pte. Ltd.	Singapore	S\$1,000	Property Development	29%	14 February 2025

15. **A commentary at the date of 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.**

Please refer to the “Business Outlook” section of this announcement.

16. **Negative Confirmation of Interim Financial Results pursuant to Rule 705(5) of the Mainboard Listing Manual**

The Board of Directors of the Company confirms that to the best of their knowledge, nothing has come to their attention which may render the unaudited financial statements of the Company and the Group for the six months ended 31 March 2025 to be false or misleading in any material aspect.

17. **Confirmation that the issuer has procured undertakings from all its directors and executive Officers (in the format set out in Appendix 7.7) under Rule 720(1) of the Mainboard Listing Manual**

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

18. **Publication of Financial Information**

The interim results announcement for 1H2025 is published on the website of SEHK (www.hkexnews.hk), SGX-ST (www.sgx.com) and the website of the Company (www.lhngroup.com). The interim report of the Company for 1H2025 containing, among others, the interim financial statements of the Group will be despatched to shareholders of the Company and published on the above websites in due course.

By Order of the Board of Directors of
LHN Limited
Lim Lung Tieng
Executive Chairman and Group Managing Director

Singapore, 15 May 2025

As at the date of this announcement, the Board comprises Mr. Lim Lung Tieng and Ms. Lim Bee Choo as executive Directors of the Company; and Mr. Chan Ka Leung Gary, Mr. Ang Poh Seong and Mr. Lim Kian Thong as independent non-executive Directors of the Company.