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China Next-Gen Commerce and Supply Chain Limited

中國新零售供應鏈集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3928)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 31 MARCH 2026

The board (the “**Board**”) of directors (the “**Directors**”) of China Next-Gen Commerce and Supply Chain Limited (the “**Company**”) announces the unaudited condensed consolidated interim results of the Company and its subsidiaries (collectively, the “**Group**”) for the six months ended 31 March 2026 (the “**Interim Results**”) together with the comparative figures for the six months ended 31 March 2025.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 31 March 2026

	Note	Six months ended 31 March	
		2026 S\$ (Unaudited)	2025 S\$ (Unaudited)
Revenue			
Services	4	14,951,462	31,678,591
Rental	4	225,130	277,528
Sales of goods and service	4	1,119,893	—
		<hr/>	<hr/>
Total revenue		16,296,485	31,956,119
Cost of sales		(15,514,600)	(29,116,517)
		<hr/>	<hr/>
Gross profit		781,885	2,839,602
Other income	5	76,925	102,767
Other gains and losses	6	246,779	510,040
Administrative expenses		(4,787,293)	(2,631,776)
Allowance for expected credit losses on financial assets and contract assets, net		(285,656)	(44,977)
Selling expenses		(1,376,110)	—
Finance costs	7	(220,269)	(361,629)
Share of result of a joint venture		(819)	(898)
		<hr/>	<hr/>
(Loss)/profit before taxation	8	(5,564,558)	413,129
Income tax	9	(4,430)	—
		<hr/>	<hr/>
(Loss)/profit for the period		(5,568,988)	413,129
		<hr/> <hr/>	<hr/> <hr/>

	<i>Note</i>	Six months ended 31 March	
		2026	2025
		S\$	S\$
		(Unaudited)	(Unaudited)
Other comprehensive expenses for the period			
<i>Item that may be subsequently reclassified to profit or loss:</i>			
Exchange difference arising on translation of foreign operation		<u>(57,526)</u>	<u>—</u>
Other comprehensive expenses for the period		<u>(57,526)</u>	<u>—</u>
Total comprehensive (expense)/income for the period		<u>(5,626,514)</u>	<u>413,129</u>
(Loss)/profit for the period attributable to owner of the Company		<u>(5,568,988)</u>	<u>413,129</u>
Total comprehensive (expenses)/income attributable to the owner of the Company		<u>(5,626,514)</u>	<u>413,129</u>
Basic and diluted(loss)/earnings per share (<i>S cents</i>)	11	<u><u>(1.15)</u></u>	<u><u>0.09</u></u>

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

		31 March 2026 S\$ (Unaudited)	30 September 2025 S\$ (Audited)
Non-current assets			
Property, plant and equipment	12	9,557,757	9,867,438
Intangible assets	13	341,790	—
Investment properties	14	12,000,000	12,000,000
Investment property held under joint operation	14	—	4,300,000
Interest in a joint venture		6,331	7,150
Financial assets at fair value through profit or loss	27	1,317,454	1,306,452
Prepayment on acquisition	17	543,164	—
Pledged bank deposits		315,354	315,354
		<u>24,081,850</u>	<u>27,796,394</u>
Current assets			
Trade receivables	15	3,554,277	5,876,335
Inventories	16	1,856,794	—
Other receivables, deposits and prepayments	17	7,218,660	2,469,269
Contract assets	18	19,073,845	19,973,520
Bank deposits		198,943	198,489
Bank balances and cash		15,937,357	3,056,075
		<u>47,839,876</u>	<u>31,573,688</u>
Current liabilities			
Trade and other payables	19	14,857,411	16,025,850
Contract liabilities	18	1,796,761	1,426,947
Bank overdrafts	20	4,544,265	4,890,891
Bank borrowings	20	2,963,090	3,726,095
Bank borrowings held under joint operations	20	—	116,513
Lease liabilities	21	148,669	478,786
		<u>24,310,196</u>	<u>26,665,082</u>

		31 March 2026	30 September 2025
	<i>Note</i>	S\$ (Unaudited)	S\$ (Audited)
Net current assets		23,529,680	4,908,606
Total assets less current liabilities		47,611,530	32,705,000
Non-current liabilities			
Bank borrowings	20	3,156,267	3,272,150
Bank borrowings held under joint operations	20	—	2,137,599
Lease liabilities	21	974,997	1,001,311
		4,131,264	6,411,060
Net assets		43,480,266	26,293,940
Capital and reserves			
Share capital	22	873,536	847,680
Reserves		42,606,730	25,446,260
		43,480,266	26,293,940

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 31 March 2026

1 GENERAL

China Next-Gen Commerce and Supply Chain Limited (the “**Company**”) was incorporated and registered as an exempted company in the Cayman Islands with limited liability on 17 September 2018. The registered office of the Company is located at Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY1-1111, Cayman Islands. The Company was registered with the Registrar of Companies in Hong Kong as a non-Hong Kong company under Part 16 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) (the “**Companies Ordinance**”) on 14 December 2018. The head office and principal place of business in Hong Kong is at 18/F, Ovest, 77 Wing Lok Street, Sheung Wan, Hong Kong. The principal place of business in Singapore is at 16 Kian Teck Way, Singapore 628749. The shares of the Company have been listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) since 19 September 2019.

On 15 December 2025, the Company completed the acquisition of Shanghai Miiitaki Group and entered the trendy toy industry. The principal place of business of the Chinese entity is located at Floors 2, 3, 21 and 22, No. 89 Yunling East Road, Putuo District, Shanghai.

The Company is an investment holding company and the principal activities of its operating subsidiaries are the provision of construction services and property investment in Singapore as well as merchandise sales, marketing and planning service businesses in China during the reporting period.

The unaudited interim condensed consolidated financial statements are presented in Singapore dollars (“**S\$**”), which is also the functional currency of the Company.

2 BASIS OF PREPARATION

The unaudited interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34 (“**IAS 34**”) “Interim Financial Reporting” issued by the International Accounting Standards Board as well as with the applicable disclosure requirements of the Rules Governing the Listing of Securities on the Stock Exchange. The unaudited interim condensed consolidated financial statements for the six months ended 31 March 2026 should be read in conjunction with the audited consolidated financial statements of the Company for the year ended 30 September 2025 which has been prepared in accordance with all applicable International Financial Reporting Standards (“**IFRS**”).

The unaudited interim condensed consolidated financial statements have been prepared on the historical cost basis except for certain investment properties, investment property held under joint operations and financial assets at fair value through profit or loss, which were measured at fair value.

3 MATERIAL ACCOUNTING POLICIES

The material accounting policies and methods of computation used in the unaudited interim condensed consolidated financial statements for the six months ended 31 March 2026 are consistent with those presented in the Company’s audited consolidated financial statements for the year ended 30 September 2025.

The Group has applied for the first time the following standards and amendments, which are mandatorily effective for the annual period beginning on or after 1 October 2025 for the preparation of the unaudited interim condensed consolidated financial statements:

Amendments to IAS 21

Lack of Exchangeability

The application of the above amendments has no material impact on the Group's financial position and performance for the current and prior periods and/or on the disclosures set out in these unaudited interim condensed consolidated financial statements. The Group has not early applied any new standards or interpretations that are not yet effective for the current accounting period.

4 REVENUE AND SEGMENT INFORMATION

Revenue represents the fair value of amounts received and receivable by the Group from external customers. It mainly consists of three categories: firstly, income from the provision of construction services including civil engineering works, building construction works and other ancillary services; secondly, rental income derived from investment properties and investment properties held under joint operations; and thirdly, revenue from merchandise sales, marketing and planning service.

(i) Disaggregation of revenue from contracts with customers

	For the six months ended	
	31 March	
	2026	2025
	S\$	S\$
	(Unaudited)	(Unaudited)
Type of services		
Construction services		
– Civil engineering works	14,540,433	31,523,136
– Building construction works	—	8,382
– Other ancillary services	411,029	147,073
	<hr/> 14,951,462	<hr/> 31,678,591
Revenue from contracts with customers		
	14,951,462	31,678,591
Rental from property investment	225,130	277,528
	<hr/> 225,130	<hr/> 277,528
Revenue from sales of goods and service	1,119,893	—
	<hr/> 1,119,893	<hr/> —
Segment revenue (<i>Note 4(iii)</i>)	16,296,485	31,956,119
	<hr/> 16,296,485	<hr/> 31,956,119
Timing of revenue recognition		
Over time	14,951,462	31,678,591
	<hr/> 14,951,462	<hr/> 31,678,591
Types of customers		
Corporate	14,934,026	30,457,123
Government	17,436	1,221,468
	<hr/> 14,934,026	<hr/> 30,457,123
	<hr/> 17,436	<hr/> 1,221,468
	<hr/> 14,951,462	<hr/> 31,678,591

(ii) Performance obligations for contracts with customers

The Group derives its revenue from the provision of construction services and merchandise sales, marketing and planning service over time.

(iii) Segment information

Information is reported to the executive Directors of the Company, being the Chief Operating Decision Makers (“CODMs”) of the Group, for the purposes of resource allocation and performance assessment. The CODMs review segment revenue and results attributable to each segment, which is measured by reference to the respective segments’ gross profit. The Group has three operating segments as follows:

- Construction services: provision of civil engineering works, building construction works and other ancillary services to government and commercial corporations.
- Property investment: leasing of residential and industrial properties.
- Sales of goods and service: sale of trendy toys and collectibles through online and offline channels, as well as services such as product marketing and planning.

	For the six months ended	
	31 March	
	2026	2025
	S\$	S\$
	(Unaudited)	(Unaudited)
Segment revenue		
Construction services	14,951,462	31,678,591
Property investment	225,130	277,528
Sales of goods and service	1,119,893	—
	<u>16,296,485</u>	<u>31,956,119</u>
Segment results		
Construction services	154,529	2,632,500
Property investment	163,924	207,102
Sales of goods and service	463,432	—
	<u>781,885</u>	<u>2,839,602</u>
Unallocated:		
Other income	76,925	102,767
Other gains and losses	246,779	510,040
Administrative expenses	(4,787,293)	(2,631,776)
(Allowance for)/reversal of expected credit losses on financial assets and contract assets, net	(285,656)	(44,977)
Selling expenses	(1,376,110)	—
Finance costs	(220,269)	(361,629)
Share of result of a joint venture	(819)	(898)
	<u>(5,564,558)</u>	<u>413,129</u>
(Loss)/profit before taxation		

(iv) Information about major customers

Revenue from customers individually contributing over 10% of the total revenue of the Group during the period are as follows:

	For the six months ended	
	31 March	
	2026	2025
	S\$	S\$
	(Unaudited)	(Unaudited)
Customer I**	3,322,758	N/A*
Customer II**	2,082,560	N/A*
Customer III**	2,881,230	6,030,641
Customer IV**	N/A*	4,696,036
Customer V**	N/A*	6,454,272
Customer VI**	N/A*	3,708,905

* Revenue did not contribute over 10% of the Group's total revenue for the reporting period.

** Revenue was derived from the construction services segment.

(v) Geographical information

The Group principally operates in Singapore, which is also the place of domicile. The Group's revenue for the six months ended 31 March 2026 represents 93.1% (six months ended 31 March 2025: 100%) of the total revenue of the Group. The Group's non-current assets are mostly located in Singapore.

5 OTHER INCOME

	For the six months ended	
	31 March	
	2026	2025
	S\$	S\$
	(Unaudited)	(Unaudited)
Government grants (<i>Note</i>)	30,921	12,049
Rental income from renting equipment	13,500	71,962
Interest income from bank deposits	1,527	3,944
Sundry income	30,977	14,812
	<u>76,925</u>	<u>102,767</u>

Note: Government grants for the six months ended 31 March 2026 and 2025 mainly represented the Singapore employment credit scheme. All government grants were compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs. There are no special condition or contingencies that are needed to be fulfilled and they were non-recurring in nature.

6 OTHER GAINS AND LOSSES

	For the six months ended	
	31 March	
	2026	2025
	S\$	S\$
	(Unaudited)	(Unaudited)
Net gain on disposal of property, plant and equipment	15,936	20,844
Net gain on disposal of investment property held under joint operation (<i>note 14</i>)	100,000	—
Gain from sale of scrap materials	90,382	166,242
Fair value gain on financial assets at fair value through profit or loss	11,002	11,676
Net foreign exchange gains	9,323	311,278
Write back of payables	20,136	—
	<u>246,779</u>	<u>510,040</u>

7 FINANCE COSTS

	For the six months ended	
	31 March	
	2026	2025
	S\$	S\$
	(Unaudited)	(Unaudited)
Interests on:		
– Bank borrowings and overdrafts	205,287	337,958
– Lease liabilities	14,982	23,671
	<u>220,269</u>	<u>361,629</u>

8 (LOSS)/PROFIT BEFORE TAXATION

(Loss)/profit before taxation has been arrived at after charging:

	For the six months ended	
	31 March	
	2026	2025
	S\$	S\$
	(Unaudited)	(Unaudited)
Depreciation of property, plant and equipment:		
– recognised as cost of services	398,388	609,250
– recognised as administrative expenses	503,987	539,585
– recognised as selling expenses	13,239	—
	<u>915,614</u>	<u>1,148,835</u>
Directors' remuneration	273,545	65,095
Other staff costs:		
– Salaries and other benefits	5,389,534	3,538,163
– Contributions to retirement benefit scheme	230,779	230,339
– Foreign worker levy and skill development levy	597,647	581,515
	<u>6,491,505</u>	<u>4,415,112</u>
Total staff costs (including Directors' remuneration):		
– recognised as cost of services	2,743,302	2,914,201
– recognised as administrative expenses	3,443,676	1,500,911
– recognised as selling expenses	304,527	—
	<u>6,491,505</u>	<u>4,415,112</u>
Expenses relating to short term lease	61,109	475
Cost of materials recognised as cost of services	3,749,155	5,216,616
Subcontracting fees recognised as cost of services	3,320,534	15,847,512
	<u>3,320,534</u>	<u>15,847,512</u>

9 INCOME TAX

	For the six months ended	
	31 March	
	2026	2025
	S\$	S\$
	(Unaudited)	(Unaudited)
Tax (credit)/expense comprises:		
Current tax		
– Singapore corporate income tax (<i>Note</i>)	—	—
– China corporate income tax	4,430	—
	<u>4,430</u>	<u>—</u>

Note: No Singapore corporate income tax provision was made as the Group did not generate assessable profits arising in Singapore for the six months ended 31 March 2026 and 2025.

10 DIVIDENDS

No dividend has been declared by the Company or group entities during the six months ended 31 March 2026 and subsequent to the period end up to the date of this announcement.

11 (LOSS)/EARNINGS PER SHARE

	For the six months ended	
	31 March	
	2026	2025
	(Unaudited)	(Unaudited)
(Loss)/profit for the period attributable to owners of the Company (<i>S\$</i>)	(5,568,988)	413,129
Weighted average number of ordinary shares in issue	483,076,923	480,000,000
Basic and diluted (loss)/earnings per share (<i>S cents</i>)	<u>(1.15)</u>	<u>0.09</u>

The calculation of basic (loss)/earnings per share for the six months ended 31 March 2026 and 2025 is based on the (loss)/earnings for the period attributable to owners of the Company and the weighted average number of ordinary shares in issue.

Diluted earnings per share is the same as the basic earnings per share because the Group has no dilutive securities that are convertible into shares during the six months ended 31 March 2026 and 2025.

12 PROPERTY, PLANT AND EQUIPMENT

	Leasehold land and properties S\$	Dormitories S\$	Motor vehicles S\$	Plant and machinery S\$	Office equipment S\$	Furniture and fittings S\$	Leasehold improvements S\$	Total S\$
Cost:								
At 1 October 2024	9,673,870	2,744,949	5,676,290	9,813,101	471,125	112,236	1,344,488	29,836,059
Additions	—	—	33,055	336,000	25,530	—	—	394,585
Disposal/written off	—	—	(229,409)	(1,545,600)	—	—	—	(1,775,009)
At 30 September 2025 and 1 October 2025	9,673,870	2,744,949	5,479,936	8,603,501	496,655	112,236	1,344,488	28,455,635
Additions	—	—	402,388	—	64,472	—	156,762	623,622
Disposal/written off	—	—	(105,000)	(64,300)	(15,300)	—	—	(184,600)
Exchange alignment	—	—	—	—	1,210	—	3,061	4,271
At 31 March 2026	9,673,870	2,744,949	5,777,324	8,539,201	547,037	112,236	1,504,311	28,898,928
Accumulated depreciation:								
At 1 October 2024	2,278,622	1,674,336	5,348,344	6,828,370	430,505	112,236	1,344,488	18,016,901
Charge for the year	336,456	650,996	178,727	947,116	19,780	—	—	2,133,075
Disposal/written off	—	—	(220,846)	(1,340,933)	—	—	—	(1,561,779)
At 30 September 2025 and 1 October 2025	2,615,078	2,325,332	5,306,225	6,434,553	450,285	112,236	1,344,488	18,588,197
Charge for the period	168,227	325,498	51,555	346,834	10,227	—	13,273	915,614
Disposal/written off	—	—	(105,000)	(42,633)	(15,300)	—	—	(162,933)
Exchange alignment	—	—	—	—	34	—	259	293
At 31 March 2026	2,783,305	2,650,830	5,252,780	6,738,754	445,246	112,236	1,358,020	19,341,171
Carrying amount:								
At 30 September 2025 (audited)	<u>7,058,792</u>	<u>419,617</u>	<u>173,711</u>	<u>2,168,948</u>	<u>46,370</u>	<u>—</u>	<u>—</u>	<u>9,867,438</u>
At 31 March 2026 (unaudited)	<u>6,890,565</u>	<u>94,119</u>	<u>524,544</u>	<u>1,800,447</u>	<u>101,791</u>	<u>—</u>	<u>146,291</u>	<u>9,557,757</u>

The carrying amounts of right-of-use assets (included in property, plant and equipment) are set out below:

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Right-of-use assets		
Leasehold land	960,945	990,212
Dormitories	94,119	419,617
	<u>1,055,064</u>	<u>1,409,829</u>

As at 31 March 2026, the leasehold properties and buildings and freehold land with carrying amounts of S\$5,929,620 (as at 30 September 2025: S\$6,068,580) in total are pledged to banks to secure banking facilities including bank borrowings.

13 INTANGIBLE ASSETS

	Software S\$	Trademarks S\$	IP rights S\$	Total S\$
Cost:				
At 30 September 2025 and 1 October 2025	—	—	—	—
Additions	42,153	31,802	236,284	310,239
Acquired on acquisition of subsidiaries	26,051	—	—	26,051
Disposal/written off				—
Exchange alignment	1,332	621	4,614	6,567
At 31 March 2026	69,536	32,423	240,898	342,857
Accumulated depreciation:				
At 30 September 2025 and 1 October 2025	—	—	—	—
Charge for the period	883	—	163	1,046
Disposal/written off				—
Exchange alignment	17	—	4	21
At 31 March 2026	900	—	167	1,067
Carrying amount:				
At 30 September 2025 (audited)	—	—	—	—
At 31 March 2026 (unaudited)	68,636	32,423	240,731	341,790

14 INVESTMENT PROPERTIES/INVESTMENT PROPERTY HELD UNDER JOINT OPERATIONS

	Investment properties	Investment property held under joint operations
	S\$	S\$
Fair value		
At 30 September 2024 (audited)	11,460,000	4,250,000
Net increase in fair value recognised in profit or loss	540,000	50,000
At 30 September 2025 (audited)	12,000,000	4,300,000
Disposal during the period (<i>note</i>)	—	(4,300,000)
Net change in fair value recognised in profit or loss	—	—
	<u> </u>	<u> </u>
At 31 March 2026 (unaudited)	<u>12,000,000</u>	<u> </u>

The Group's investment properties and investment property held under joint operations are held to earn rentals and for capital appreciation purposes. The investment properties and investment property held under joint operations are measured using the fair value model.

The valuations of the Group's investment properties and investment property held under joint operations were carried out on 30 September 2025 by GB Global Pte. Ltd., an independent qualified professional valuer not related to the Group, whose method of valuation has been disclosed below. Management has assessed that the key inputs and assumptions used for the valuation on 30 September 2025 remain applicable and reasonable as at 31 March 2026.

Note: On 30 December 2025, the Group recorded a gain of approximately S\$100,000 from the disposal of its investment property held under joint operation, calculated with reference to the gross disposal proceeds attributable to the Group of approximately S\$4.4 million less the estimated carrying value of approximately S\$4.3 million. After deducting sales commission, the net gain amounted to approximately S\$34,000.

The fair values were determined based on the direct comparison approach that reflects sale of the properties in its existing state with the benefit of vacant possession and by making reference to recent comparable sales transactions available in the relevant market.

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Investment properties		
21 Toh Guan Road East #01–10, Singapore 608609	1,800,000	1,800,000
21 Toh Guan Road East #01–11, Singapore 608609	1,800,000	1,800,000
45 Hillview Avenue #01–05, Singapore 669613	2,500,000	2,500,000
45 Hillview Avenue #01–06, Singapore 669613	2,500,000	2,500,000
11 Kang Choo Bin Road #01–01, Singapore 548315	1,510,000	1,510,000
11 Kang Choo Bin Road #01–03, Singapore 548315	1,890,000	1,890,000
	<u>12,000,000</u>	<u>12,000,000</u>

Investment property held under joint operations

114 Lavender Street, #01–68 CT Hub 2, Singapore 338729	—	8,600,000
Proportion of the Group’s ownership interest in the investment property held under joint operations	<u>—</u>	<u>8,600,000</u>
Group’s share of the investment property held under joint operations	<u>—</u>	<u>4,300,000</u>

The Group’s investment properties are pledged to a bank to secure banking facilities including bank borrowings.

15 TRADE RECEIVABLES

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Trade receivables	4,941,704	7,059,238
Less: allowance for expected credit losses	<u>(1,387,427)</u>	<u>(1,182,903)</u>
	<u>3,554,277</u>	<u>5,876,335</u>

The Group grants credit terms to customers typically 30 to 35 days (as at 30 September 2025: 30 to 35 days) from the invoice dates. The following is an aging analysis of trade receivables, net of allowance for expected credit losses, presented based on the invoice date at the end of each reporting period:

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Within 30 days	2,975,499	4,306,867
31 days to 60 days	563,741	1,459,580
61 days to 90 days	13,709	8,465
91 days to 180 days	854	48,258
181 days to 1 year	474	53,165
Over 1 year	—	—
	<u>3,554,277</u>	<u>5,876,335</u>

16 INVENTORIES

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Merchandise	<u>1,856,794</u>	—

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the weighted average method.

17 OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Sundry debtors	1,702,054	281,206
Prepayments and advances	3,988,080	297,131
Prepayments on acquisition	543,164	—
Other tax receivable	116,301	82,367
Deposits	1,611,533	1,997,998
	<u>7,961,132</u>	<u>2,658,702</u>
Less: allowance for expected credit losses	(199,308)	(189,433)
	<u><u>7,761,824</u></u>	<u><u>2,469,269</u></u>
Analysed as:		
Current	7,218,660	2,469,269
Non-current	543,164	—

18 CONTRACT ASSETS/LIABILITIES

The following is the analysis of the contract assets and contract liabilities balances for financial reporting purposes:

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Contract assets, net of loss allowance	19,073,845	19,973,520
Contract liabilities	(1,796,761)	(1,426,947)
	<u><u>17,277,084</u></u>	<u><u>18,546,573</u></u>

Contract assets

Amounts of contract assets represent the Group's rights to consideration from customers for the provision of construction services, which arise when: (i) the Group has completed the relevant services under such contracts; and (ii) the customers withhold certain amounts payable to the Group as retention money to secure the due performance of the contracts for a period of generally 12 months (defect liability period) after completion of the relevant works. Any amount previously recognised as a contract asset is reclassified to trade receivables at the point at which it becomes unconditional and is invoiced to the customer.

The Group's contract assets are analysed as follows:

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Construction contracts – <i>current</i> :		
Retention receivables	7,360,506	8,225,925
Others*	<u>11,789,610</u>	<u>11,752,609</u>
	19,150,116	19,978,534
Less: allowance for expected credit losses	<u>(76,271)</u>	<u>(5,014)</u>
	<u>19,073,845</u>	<u>19,973,520</u>

* *It represents the revenue that has not yet been billed to the customers, where the Group has completed the relevant services under such contracts but has yet to be certified by representatives appointed by the customers.*

Contract liabilities

The contract liabilities represent the Group's obligation to transfer services to customers for which the Group has received consideration (or for which an amount of consideration is due) from the customers.

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Construction contracts – <i>current</i>	<u>1,796,761</u>	<u>1,426,947</u>

19 TRADE AND OTHER PAYABLES

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Trade payables	6,402,504	6,923,479
Trade accruals	2,476,084	4,149,033
Retention payables*	2,941,615	3,217,797
	<u>11,820,203</u>	<u>14,290,309</u>
Payroll and retirement benefit payables	1,234,733	1,243,651
Deposits	54,200	111,100
Sundry creditors	1,370,015	135,937
Other tax payable	118,718	—
Accrued expenses	259,542	244,853
	<u>3,037,208</u>	<u>1,735,541</u>
	<u><u>14,857,411</u></u>	<u><u>16,025,850</u></u>

* *The retention payables to subcontractors are interest-free and payable after the completion of maintenance period or in accordance with the terms specified in the relevant contracts for a period of generally 12 months after completion of the relevant works. These are classified as current as they are expected to be paid within the Group's normal operating cycle.*

The following is an aging analysis of trade payables presented based on the invoice date at the end of each reporting period:

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Within 30 days	2,370,004	2,523,921
31 days to 60 days	1,859,649	3,176,005
61 days to 90 days	942,133	683,545
Over 90 days	1,230,718	540,008
	<u>6,402,504</u>	<u>6,923,479</u>

20 BANK OVERDRAFTS/BANK BORROWINGS/BANK BORROWINGS HELD UNDER JOINT OPERATIONS

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Bank overdrafts	4,544,265	4,890,891
Bank borrowings and bank borrowings held under joint operations – secured and guaranteed	<u>6,119,357</u>	<u>9,252,357</u>
	<u>10,663,622</u>	<u>14,143,248</u>
Maturity analysis:		
Within one year (amounts shown under current liabilities)	7,507,355	8,733,499
More than one year, but not exceeding five years	1,089,978	1,556,117
More than five years	2,066,289	3,853,632
Amounts shown under non-current liabilities	<u>3,156,267</u>	<u>5,409,749</u>
	<u>10,663,622</u>	<u>14,143,248</u>
Analysed as:		
Current liabilities		
Bank overdrafts	4,544,265	4,890,891
Bank borrowings	2,963,090	3,726,095
Bank borrowings held under joint operations	<u>—</u>	<u>116,513</u>
	<u>7,507,355</u>	<u>8,733,499</u>
Non-current liabilities		
Bank borrowings	3,156,267	3,272,150
Bank borrowings held under joint operations	<u>—</u>	<u>2,137,599</u>
	<u>3,156,267</u>	<u>5,409,749</u>

21 LEASE LIABILITIES

	As at 31 March 2026 S\$ (Unaudited)	As at 30 September 2025 S\$ (Audited)
Lease liabilities payable:		
Within one year	148,669	478,786
More than one year, but not exceeding five years	221,472	218,997
More than five years	753,525	782,314
Non-current	<u>974,997</u>	<u>1,001,311</u>
Total lease liabilities	<u><u>1,123,666</u></u>	<u><u>1,480,097</u></u>
Present value of minimum lease payments:		
Current	148,669	478,786
Non-current	<u>974,997</u>	<u>1,001,311</u>
	<u><u>1,123,666</u></u>	<u><u>1,480,097</u></u>

The Group does not face a significant liquidity risk with regard to its lease liabilities. Lease liabilities are monitored within the Group's finance function. The weighted average incremental borrowing rates applied to lease liabilities is 2.3% (as at 30 September 2025: 2.3%).

22 SHARE CAPITAL

	Number of ordinary shares	Par value HK\$	Share capital HK\$
Authorised share capital of the Company: At 1 October 2025 and 31 March 2026	<u>1,000,000,000</u>	<u>0.01</u>	<u>10,000,000</u>
	Number of ordinary shares	Share capital HK\$	Share capital S\$
Issued and fully paid of the Company: At 1 October 2025	480,000,000	4,800,000	847,680
Issue of shares under the placement (<i>Note</i>)	<u>16,000,000</u>	<u>160,000</u>	<u>25,856</u>
At 31 March 2026	<u>496,000,000</u>	<u>4,960,000</u>	<u>873,536</u>

Note: On 10 February 2026, a placing agent and the Company entered into a placing agreement, pursuant to which the placing agent has conditionally agreed to act as the placing agent of the Company for the purpose of procuring, on a best effort basis, the placing of up to a maximum of 16,000,000 placing shares at the placing price of HK\$8.88 per placing share to not less than six (6) placees who and whose ultimate beneficial owners are independent third parties (the “**Placing**”). The Placing was completed on 25 February 2026 and an aggregate of 16,000,000 placing shares have been successfully placed to not less than six (6) placees. The net proceeds from the Placing (after deducting the placing commission and related expenses) were approximately HK\$140.75 million. Details of the Placing were disclosed in the announcements dated 10 February 2026 and 25 February 2026.

23 CAPITAL MANAGEMENT

The Group manages its capital to ensure that it will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group’s overall strategy remains unchanged throughout the reporting period.

The capital structure of the Group consists of debt, which includes bank overdrafts and borrowings and lease liabilities, net of bank deposits, bank balances and cash and equity attributable to owners of the Company, comprising share capital and reserves.

The management of the Group reviews the capital structure on a regular basis. As a part of this review, the management considers the cost of capital and the risks associated with each class of items in the context of capital structure, and takes appropriate actions to adjust the Group’s capital structure. Based on recommendations of the management, the Group will balance its overall capital structure through continuity of funding of cash flows from operating activities or raising new funds.

24. ACQUISITION OF SUBSIDIARIES

Consideration transferred

On 15 December 2025, the Group acquired 100% of the equity interest of Shanghai Miitaki Culture Development Company Limited and its subsidiaries (上海米塔集文化發展有限公司) (“**Shanghai Miitaki Group**”) for a total consideration of approximately RMB1.5 million. The principal activities of Shanghai Miitaki are in the design, development, and sales of trendy toys, with a low initial investment commitment to the Company. The acquisition represents an opportunity to expand the Group’s scope of business operations in the fast-growing trendy toys collectibles sector in China.

Mr. Wang Zhenhua (王振華) (“**Mr. Wang**”), the father of Ms. Kelly Wang (Ms. Wang), the director and controlling shareholder of the Group, indirectly owns approximately 50% of the equity interest in the Vendor which in turn holds 100% of the equity interest in Shanghai Miitaki Group. Ms. Wang is the legal representative of the Vendor and Shanghai Miitaki Group. Accordingly, the Vendor and Shanghai Miitaki Group are associates of Ms. Wang and connected persons of the Company and the Miitaki Equity Transfer Agreement constitutes a connected transaction for the Company under Chapter 14A of the Listing Rules.

	S\$
Cash	<u>275,974</u>

Assets acquired and liabilities recognised at the date of acquisition are as follows:

	S\$
Intangible assets	26,051
Inventories	318,566
Trade receivables	5,023
Other receivable, deposits and prepayments	71,236
Cash and bank balances	43,327
Trade and other payables	<u>(188,229)</u>
	<u>275,974</u>

Net cash inflow on acquisition of Shanghai Miitaki group:

	S\$
Cash consideration paid	275,974
Less: cash and cash equivalent balances acquired	<u>(43,327)</u>
	<u>232,647</u>

Impact of acquisition on the results of the Group

Included in the loss for the interim period is S\$2,960,752 attributable to the additional business generated by Shanghai Miitaki Group. Revenue for the interim period includes S\$1,119,893 generated from Shanghai Miitaki Group.

Had the acquisition been completed on 1 October 2025, total Group revenue for the period would have been approximately S\$16,771,678, and the loss for the period would have been approximately S\$5,675,975. The pro forma information is for illustrative purposes only and is not necessarily an indication of the revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 October 2025, nor is it intended to be a projection of future results.

25 RELATED PARTY TRANSACTIONS

Save as disclosed elsewhere in the consolidated financial statements, the Group had the following material transactions with related parties during the period:

(a) Transactions and balance with related parties

	For the Six months ended 31 March 2026 S\$
Sale of goods to Seazen Holdings Co., Ltd. (新城控股集團股份有限公司) and its Subsidiaries (“ Seazen Group ”) (Note(i))	61,968
Business Cooperation service to Seazen Group (Note(i))	164,929
Leasing and property management services provided to the Group by Seazen Group (Note(iii))	117,981
The Group paid reimbursement to S-Enjoy Group for utilities expenses settled by S-Enjoy Service Group Co., Limited (“ S-Enjoy Group ”) on the Group’s behalf (Note (ii))	2,621
	2026 S\$
Amount due from Seazen Group	214,727
Prepayment to S-Enjoy Group	1,132
Amount due to intermediate holding company	4,944

Notes:

- (i) On 27 March 2026, Shanghai Miitaki and Seazen Holdings entered into the Seazen Holdings Procurement and Business Cooperation Framework Agreement pursuant to which Shanghai Miitaki agreed to sell and supply and Seazen Holdings agreed to procure the products and receive relevant services and cooperation interests from Shanghai Miitaki from 27 March 2026 until 31 December 2027 in accordance with the terms therein. The transactions under the Procurement and Business Cooperation Framework Agreement constitute continuing connected transactions under Chapter 14A of the Listing Rules.

- (ii) Mr. Wang is the controlling shareholder of S-Enjoy and accordingly S-Enjoy is an associate of Mr. Wang and an associate of a connected person of the Group and the S-Enjoy. During the interim period, S-Enjoy Group paid certain utilities expenses on behalf of the Group. The Group subsequently reimbursed S-Enjoy Group for these expenses. The total reimbursement amount was S\$2,621.
- (iii) On 15 December 2025, Shanghai Miitaki entered into the Lease Service Framework Agreement with Seazen Holdings, pursuant to which Seazen Holdings agreed to provide leasing services and property management services to Shanghai Miitaki for a term commencing from the Agreement Effective Date to 31 December 2027. The transactions under the Lease Service Framework Agreement constitute continuing connected transactions under Chapter 14A of the Listing Rules.
- (iv) During the period, the Group entered into a revolving loan facility with Ever Realm Capital Limited, the immediate holding company of the Company. The Group drew down HK\$20,000,000 under the facility and fully repaid the amount during the period. The facility was interest-free and unsecured, and fully repaid during the period.

Compensation of Directors and other key management personnel

- (b) The remuneration of Directors and other members of key management of the Group were as follows:

	For the six months ended	
	31 March	
	2026	2025
	S\$	S\$
	(Unaudited)	(Unaudited)
Directors		
Salaries and allowances	161,201	–
Director fees	109,878	65,095
Retirement benefit scheme contribution	2,466	–
	<u>273,545</u>	<u>65,095</u>
Other key management personnel		
Salaries and allowances	785,582	537,000
Discretionary bonus	5,800	18,900
Retirement benefit scheme contribution	45,230	43,900
	<u>836,612</u>	<u>599,800</u>

26 PERFORMANCE BONDS

As at 31 March 2026, performance bonds of S\$13,818,068 (30 September 2025: S\$12,321,766) were given by a bank and insurance companies in favour of the Group's customers as security for the due performance and observance of the Group's obligations under the contracts entered into between the Group and its customers.

27 FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

The fair value of financial assets and financial liabilities is determined as follows:

- (i) The fair value of financial assets and financial liabilities with standard terms and conditions and traded in active markets are determined with reference to quoted market bid prices and ask prices respectively, and
- (ii) The fair value of other financial assets and financial liabilities are determined in accordance with generally accepted pricing models (e.g. discounted cash flow analysis using observable and/or unobservable inputs).

The Group uses the following hierarchy for determining and disclosing the fair values of financial instruments:

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

Fair value of the Group's financial assets is measured at fair value on a recurring basis.

	Fair value		Fair value hierarchy	Valuation techniques and key input	Significant unobservable inputs
	As at 31 March 2026	As at 30 September 2025			
Financial assets	S\$ (Unaudited)	S\$ (Audited)			
Financial assets at fair value through profit or loss	1,317,454	1,306,452	Level 2	Quoted redemption value by insurance company	N/A

Except as disclosed as above, the Directors consider the carrying amounts of financial assets and financial liabilities carried at amortised costs in the interim condensed consolidated financial statements approximate to their fair values.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW AND OUTLOOK

The Group has been established for over 25 years and is principally engaged in construction services and property investment business in Singapore. The Group specialises in providing construction services and solutions in (i) civil engineering works entailing road works, earthworks, drainage works, earth retaining stabilising structure works and soil improvement works; (ii) building construction works mainly for industrial buildings which include substructure works, piling works, addition and alteration works and electrical and mechanical works; and (iii) other ancillary services which include logistics and transportation services of construction materials. The Group's property investment business primarily includes residential and industrial properties leasing.

The Group incorporated a China-based company into its consolidation scope in December 2025, which is principally engaged in the sales, marketing and planning service business of trendy toys.

The Group recorded a decrease in total revenue of approximately S\$15.7 million, from approximately S\$32 million for the six months ended 31 March 2025 (“**1HFY25**”) to approximately S\$16.3 million for the six months ended 31 March 2026 (“**1HFY26**”). The Group's gross profit decreased by approximately S\$2.0 million from S\$2.8 million for the six months ended 31 March 2025 (“**1HFY25**”) to S\$0.8 million for the six months ended 31 March 2026 (“**1HFY26**”).

The Group's net profit decreased in 1HFY26 compared with 1HFY25, mainly attributable to the following factors:

- (i) A one-off wharf demolition project under the Singapore building construction business incurred substantial cost overruns due to the complex project nature, resulting in losses on this project. Other projects undertaken last year entered the final stage with slowing construction progress, driving a decline in revenue during the period. In combination, the gross profit of Singapore building construction business dropped from approximately S\$2.63 million in the prior reporting period to around S\$0.32 million for the current period.
- (ii) The Group is newly invested in the trendy toy business which started contributions in December 2025. As the inaugural year of this business segment, relevant revenue remained limited. The Company focuses on developing self-owned IP products and building the MIITAKI brand to gradually expand the new business division.

The trendy toy business is still in an early development phase. Firstly, its supply chain is still under establishment, and products are mainly sourced externally. Due to limited purchasing scale and industry supply chain conditions, the trendy toy business segment has yet to achieve the necessary scale to obtain procurement cost advantages, resulting in relatively high procurement costs and compressed profit margins. Secondly, substantial investments have been made in talent recruitment and professional team building to support the initial business development. Intense competition for industry professionals has kept labour costs at a relatively high level, putting short-term pressure on profitability. Thirdly, the Company has actively carried out market exploration, channel expansion and diversified business trial layouts to capture market opportunities. Relevant upfront operating expenses were incurred, while corresponding economies of scale benefits have not yet been fully realised, further affecting the overall earnings performance in the short term.

According to the media release of the Building and Construction Authority (“**BCA**”) in Singapore on 22 January 2026, total construction demand in Singapore is projected to remain steady at S\$47 billion to S\$53 billion in nominal terms in 2026, broadly in line with the preliminary actual figure of S\$50.5 billion recorded in 2025. Over the medium-term, BCA expects annual construction demand to average between S\$39 billion and S\$46 billion from 2027 to 2030, underpinned by major developments including Changi Airport Terminal 5, the expansion of the Marina Bay Sands Integrated Resort, the New Tengah General & Community Hospital, MRT extensions, and HDB’s Build-To-Order programme. Against this backdrop, the Group remains well-positioned to tender for and secure civil engineering and infrastructure contracts.

Notwithstanding the positive demand outlook, the Group notes that construction demand is subject to certain headwinds. The ongoing US-Israel-Iran conflict has disrupted global energy supply chains, contributing to upward pressure on construction material costs and heightening the risk of project delays. BCA has similarly cautioned that project schedules in general remain subject to change due to unforeseen global economic risks, and that demand could moderate over the medium-term upon the completion of one-off mega-projects such as Changi Airport Terminal 5, potentially reverting towards pre-COVID levels.

In view of the prevailing market conditions, the Group will continue to leverage its core civil engineering competencies to steadily grow its tender pipeline amidst the strong public sector infrastructure spending cycle. Concurrently, the Group will exercise prudent cost management and remain disciplined in its project selection and contract pricing to navigate the current cost pressures arising from the geopolitical environment.

FINANCIAL REVIEW

Revenue

The Group's revenue is derived from (i) the provision of civil engineering works, building construction works and other ancillary services which include logistics and transportation services of construction materials, for both public and private sector customers (“**Construction Services**”); (ii) property investment business; (iii) sales of goods and service.

The Group's Construction Services are widely required in new infrastructure and building developments, redevelopment, additions and alterations works and upgrading projects, which involve residential, commercial and industrial buildings. For property investment business, the Group leases both industrial and residential properties to earn rental income from tenants. The Group's trendy toy business generates revenue primarily through the sale of goods via online and offline channels and the provision of service.

The following table sets forth the breakdown of the Group's total revenue by segments:

	For the six months ended 31 March			
	2026		2025	
	<i>Revenue</i>	<i>% of total</i>	<i>Revenue</i>	<i>% of total</i>
	<i>S\$'000</i>	<i>revenue</i>	<i>S\$'000</i>	<i>revenue</i>
	(Unaudited)		(Unaudited)	
Construction Services				
– Civil engineering works	14,540	89.2	31,523	98.6
– Building construction works	—	—	8	—*
– Other ancillary services	411	2.5	147	0.5
	14,951	91.7	31,678	99.1
Property investment	225	1.4	278	0.9
Sales of goods and service	1,120	6.9	—	—
Total revenue	16,296	100	31,956	100

* Amount is less than 0.1%.

The Group's revenue decreased by approximately S\$15.7 million, or approximately 49.0%, from approximately S\$32.0 million for 1HFY25 to approximately S\$16.3 million for 1HFY26. The decrease was primarily driven by a decline in civil engineering works by approximately S\$17.0 million, from approximately S\$31.5 million in 1HFY25 to approximately S\$14.5 million in 1HFY26. The decrease was attributable to the completion and substantial wind-down of several major civil engineering projects that were actively progressing in 1HFY25, resulting in materially lower progress recognised in 1HFY26 as compared to 1HFY25.

The decline was partially offset by growth in other ancillary services, which increased by approximately S\$0.3 million, from approximately S\$0.1 million in 1HFY25 to approximately S\$0.4 million in 1HFY26.

Property investment revenue declined marginally by approximately S\$53,000, from approximately S\$278,000 in 1HFY25 to approximately S\$225,000 in 1HFY26. The decrease was mainly attributable to the cessation of rental income arising from the disposal of an investment property jointly held with a joint operator in 1HFY26, which had contributed rental income in the prior period. In addition, merchandise sales and service generated by the trendy toy business contributed approximately S\$1.1 million in revenue.

Cost of sales

The Group's cost of sales decreased by approximately S\$13.6 million, or approximately 46.7%, from approximately S\$29.1 million for 1HFY25 to approximately S\$15.5 million for 1HFY26. Such decrease in cost of sales was generally in line with the decrease in revenue over the same period.

Gross profit and gross profit margin

The Group's gross profit decreased by approximately S\$2.0 million, from approximately S\$2.8 million for 1HFY25 to approximately S\$0.8 million for 1HFY26. The Group's gross profit margin decreased by approximately 4.1 percent, from approximately 8.9% for 1HFY25 to approximately 4.8% for 1HFY26. The decrease in gross profit and gross profit margin was primarily due to the significant decline in revenue from civil engineering works in 1HFY26 as compared to 1HFY25, compounded by cost overruns on certain projects arising from unforeseen circumstances, which resulted in the cost of sales not decreasing proportionately with the reduction in revenue.

Other income

The Group's other income remained relatively stable at approximately S\$0.1 million in both 1HFY25 and 1HFY26.

Other gains and losses

The Group's other gains and losses decreased by approximately S\$0.3 million, or approximately 51.6%, from a net gain of approximately S\$0.5 million in 1HFY25 to a net gain of approximately S\$0.2 million in 1HFY26. The decrease was primarily attributable to a lower gain from the sale of scrap materials in 1HFY26 as compared to 1HFY25.

Administrative expenses

The Group's administrative expenses increased by approximately S\$2.2 million, or approximately 82.3%, from approximately S\$2.6 million in 1HFY25 to approximately S\$4.8 million in 1HFY26, of which S\$1.9 million was contributed by the trendy toy business, including S\$1.6 million in staff costs.

Selling expenses

The Group's selling expenses increased by approximately S\$1.4 million from nil in 1HFY25 to approximately S\$1.4 million in 1HFY26, attributable to the new trendy toy business segment. The Company has actively conducted market exploration, channel expansion and diversified business layout trials to seize market opportunities.

Allowance for/reversal of expected credit losses on financial assets and contract assets, net

The Group recorded a net allowance for expected credit losses on financial assets and contract assets of approximately S\$0.3 million for 1HFY26, as compared to approximately S\$45,000 for 1HFY25. The increase of approximately S\$0.2 million was primarily attributable to an increase in aged receivables and revised probability of default rates applied in the Group's expected credit losses assessment in 1HFY26.

Finance costs

The Group's finance costs decreased by approximately S\$0.2 million, from approximately S\$0.4 million in 1HFY25 to approximately S\$0.2 million in 1HFY26. The decrease was primarily attributable to a reduction in bank borrowings in 1HFY26.

Share of result of a joint venture

The Group's share of result of a joint venture remained stable at a loss of approximately S\$800 and S\$900 for 1HFY26 and 1HFY25 respectively. The joint venture remained operationally inactive, and the amounts recognised represented incidental expenses arising from administrative activities. The decrease was mainly due to lower administrative expenses recognised by the joint venture in 1HFY26.

Income tax

Income tax amounted to S\$4,430, which was all generated by the business operations in China.

Loss for the period

As a result of the foregoing factors, the Group swung from a net profit of approximately S\$0.4 million for 1HFY25 to a net loss of approximately S\$5.6 million for 1HFY26.

INTERIM DIVIDEND

The Board has resolved not to recommend the declaration of an interim dividend for 1HFY26 (1HFY25: Nil).

LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

The Group manages its capital to ensure that it will be able to continue as a going concern while maximising the return to shareholders through the optimisation of its debt and equity. The Group's overall strategy in the objective, policies or processes for managing capital remains unchanged since the listing of the Company's shares (the "**Listing**") by way of share offer (the "**Share Offer**") in September 2019. The capital structure of the Group consists of debt, which includes bank overdrafts, bank borrowings (including bank borrowings held under joint operations) and lease liabilities, net of bank deposits, bank balances and cash, and equity attributable to owners of the Company, comprising share capital and reserves. There had been no material change in the capital structure of the Group since the Listing.

The Group finances its working capital, capital expenditures and other liquidity requirements through a combination of cash and cash equivalents, borrowings and net proceeds from the Share Offer. The management of the Group reviews the capital structure on a regular basis.

The Group adopts a prudent cash and financial management policy. The Group's cash, mainly denominated in Singapore dollars, Hong Kong dollars and Renminbi, is generally deposited with certain financial institutions.

As at 31 March 2026, the Group had bank balances and cash of approximately S\$15.9 million as compared to approximately S\$3.1 million as at 30 September 2025. The Group had total bank overdrafts, bank borrowings (including bank borrowings held under joint operations) and lease liabilities of approximately S\$11.8 million as at 31 March 2026 as compared to approximately S\$15.6 million as at 30 September 2025.

As at 31 March 2026, the Group's bank overdrafts amounting to approximately S\$4.5 million (as at 30 September 2025: approximately S\$4.9 million) were denominated in Singapore dollars and at fixed interest rates. As at 31 March 2026, the Group's bank borrowings (including bank borrowings held under joint operations) amounting to approximately S\$2.7 million (as at 30 September 2025: approximately S\$3.5 million) were denominated in Singapore dollars and at fixed interest rates.

Gearing ratio

Gearing ratio is calculated by dividing all bank overdrafts, bank borrowings (including bank borrowings held under joint operations) and lease liabilities by total equity at the period-end date and expressed as a percentage. The gearing ratio of the Group as at 31 March 2026 was approximately 27.1% as compared to 59.4% as at 30 September 2025. The decrease in gearing ratio was mainly due to the decrease in bank borrowings (including bank borrowings held under joint operations) of the Group as at 31 March 2026 and share issuance boosted the share capital.

Charges on group assets

As at 31 March 2026, (i) bank deposits of approximately S\$0.3 million (as at 30 September 2025: approximately S\$0.3 million); (ii) owner-occupied properties with carrying value of approximately S\$5.9 million (as at 30 September 2025: approximately S\$6.1 million); (iii) investment properties with carrying value of approximately S\$12.0 million (as at 30 September 2025: approximately S\$12.0 million); and (iv) investment property held under joint operations with carrying value of S\$Nil (as at 30 September 2025: approximately S\$4.3 million) have been pledged to the banks to secure banking facilities including bank borrowings granted to the Group.

Treasury policy

The Group has adopted a prudent financial management approach towards its treasury policy and thus maintained a healthy financial position throughout the period. The Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and other commitments can meet its funding requirements at all times.

FOREIGN EXCHANGE RISK

The Group mainly operates in Singapore. Most of the operating transactions and revenue were settled in Singapore dollars and the Group's assets and liabilities are primarily denominated in Singapore dollars. However, the Group has certain bank balances denominated in Hong Kong dollars amounting to approximately S\$7.0 million and in Renminbi amounting to approximately S\$7.6 million. As at 31 March 2026 which exposed the Group to foreign currency risk. The Group does not have a foreign currency hedging policy. However, the Group manages the risk by closely monitoring the movements of the foreign currency rate and would consider hedging against significant foreign currency exposure should it be necessary.

MATERIAL ACQUISITIONS AND DISPOSAL OF SUBSIDIARIES AND ASSOCIATED COMPANIES OR JOINT VENTURE

On 15 December 2025, the Company completed the acquisition of Shanghai Miitaki Group, the details of which are set out in the announcement of the Company dated 15 December 2025.

Save as disclosed in this announcement, there were no material acquisitions or disposals of subsidiaries and associate companies or joint ventures by the Group during 1HFY26.

SIGNIFICANT INVESTMENTS HELD

The Group's significant investments comprised investment properties and investment property held under joint operations.

Investment properties

The following table sets forth the investment cost, fair value and size relative to the Group's total assets as at the dates indicated:

Significant investments	Usage	Total number of years of land lease	As at 31 March 2026			As at 30 September 2025		
			Investment cost (S\$) (Unaudited)	Fair value (S\$)	Percentage to the Group's total assets	Investment cost (S\$)	Fair value (S\$) (Audited)	Percentage to the Group's total assets
21 Toh Guan Road East #01-10, Singapore 608609	commercial	60 from 1 December 1997	992,640	1,800,000	2.5%	992,640	1,800,000	3.0%
21 Toh Guan Road East #01-11, Singapore 608609	commercial	60 from 1 December 1997	1,667,700	1,800,000	2.5%	1,667,700	1,800,000	3.0%
45 Hillview Avenue #01-05, Singapore 669613	residential	999 from 19 May 1883	1,334,600	2,500,000	3.5%	1,334,600	2,500,000	4.2%
45 Hillview Avenue #01-06, Singapore 669613	residential	999 from 19 May 1883	1,334,600	2,500,000	3.5%	1,334,600	2,500,000	4.2%
11 Kang Choo Bin Road #01-01, Singapore 548315	residential	999 from 19 February 1883	1,264,075	1,510,000	2.1%	1,264,075	1,510,000	2.6%
11 Kang Choo Bin Road #01-03, Singapore 548315	residential	999 from 19 February 1883	1,529,979	1,890,000	2.6%	1,529,979	1,890,000	3.2%
Total			8,123,594	12,000,000	16.7%	8,123,594	12,000,000	20.2%

Investment property held under joint operations

The following table sets forth the investment cost, fair value and size relative to the Group's total assets as at the dates indicated:

			Proportion of the Group's ownership interest	As at/For the six months ended 31 March 2026			As at/For the year ended 30 September 2025		
				Investment cost attributable to the Group (S\$) (Unaudited)	Fair value attributable to the Group (S\$) (Unaudited)	Percentage to the Group's total assets	Investment cost attributable to the Group (S\$) (Audited)	Fair value attributable to the Group (S\$) (Audited)	Percentage to the Group's total assets
Significant investments	Usage	Total number of years of land lease							
114 Lavender Street, #01-68 CT Hub 2, Singapore 338729 (Note(i))	commercial	63 from 12 January 2012	50%	—	—	—	4,985,271	4,300,000	7.2%
Total				—	—	—	4,985,271	4,300,000	7.2%

Note:

- (i) The property was held under joint operation between Sing Tec Development Pte. Ltd., an indirect wholly-owned subsidiary of the Company, and Poh Wah Group Pte. Ltd.. The property was subsequently disposed of at a consideration of S\$8.8 million to an independent third party, 2K Property Pte. Ltd., with the sale and purchase completed on 30 December 2025. Accordingly, as at 31 March 2026, the property is no longer held by the Group.

The Company's investment strategy for investment properties

The Group's strategy is to continuously establish an investment property portfolio which is able to add an alternative, stable and recurring revenue stream to the Group's overall business and also to diversify the risk of any potential change in the construction industry; and for potential capital appreciation purposes. Depending on prevailing market conditions (i.e. price and reasonable returns), the Group would from time to time solidify its property investment business by (i) identifying value adding investment properties in the future; and (ii) evaluating its existing portfolio on an ongoing basis and selling or replacing underperforming investment properties.

Save as disclosed in this announcement, the Group did not hold other significant investments as at 31 March 2026.

Future Plans for Material Investments or Capital Assets

The Group did not have any future plans for material investments and capital assets as at 31 March 2026.

EMPLOYEES AND REMUNERATION POLICY

As at 31 March 2026, the Group had a total of 377 employees (as at 31 March 2025: 191 employees), excluding the Directors. Total staff costs including Directors' emoluments, salaries, wages and other staff benefits, contributions and retirement schemes for 1HFY26 amounted to approximately S\$6.5 million (1HFY25: approximately S\$4.4 million).

In order to attract and retain high quality staff and to enable smooth operations within the Group, the remuneration policy and package of the Group's employees are periodically reviewed. The salary and benefit levels of the employees of the Group are competitive (with reference to market conditions and individual qualifications and experience). The Group provides adequate job training to the employees to equip them with practical knowledge and skills. Apart from contributions to the retirement benefit scheme and job training programs, salary increments and discretionary bonuses may be awarded to employees according to the assessment of individual performance and market situation. The emoluments of the Directors have been reviewed by the remuneration committee of the Company, having regard to the Group's operating results, market competitiveness, individual performance and achievement, and approved by the Board.

PERFORMANCE BONDS

As at 31 March 2026, the Group had performance bonds of approximately S\$13.8 million (as at 30 September 2025: approximately S\$12.3 million). The performance bonds were given by a bank and insurance companies in favour of the Group's customers as security for the due performance and observance of the Group's obligation under the contracts entered into between the Group and the customers. The performance guarantees will be released upon completion of the contracts.

CAPITAL EXPENDITURES AND CAPITAL COMMITMENTS

During 1HFY26, the Group acquired items of property, plant and equipment of approximately S\$934,000 (1HFY25: approximately S\$26,000).

As at 31 March 2026, the Group had no material capital commitments (as at 30 September 2025: Nil).

EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in this announcement, there is no material subsequent event undertaken by the Group after 31 March 2026 and up to the date of this announcement.

CORPORATE GOVERNANCE

During 1HFY26, the Company complied with the code provisions as set out in Part 2 of Corporate Governance Code (the “**CG Code**”) contained in Appendix C1 of the Rules Governing the Listing of Securities on the Stock Exchange (except as disclosed below).

On 26 September 2025, the Company appointed Ms. Wang as the CEO. Upon the appointment, Ms. Wang serves as both the chairperson of the Board and the chief executive officer of the Company, such practice deviates from code provision C.2.1 of the CG Code, which provides that the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. Notwithstanding this, the Board believes that vesting the roles of both chairperson and chief executive officer in the same individual can ensure consistent leadership within the Group and enables more effective and efficient overall strategic planning for the Group. The Board further believes that the balance of power and authority for the present arrangement will not be impaired and is adequately ensured by the current Board which comprises experienced and high caliber individuals with sufficient number thereof being independent non-executive Directors. Therefore, the Board considers that the deviation from the code provision C.2.1 of the CG Code is appropriate in such circumstances.

SHARE OPTION SCHEME

The Company adopted a share option scheme (the “**Share Option Scheme**”) on 23 August 2019. The principal terms of the Share Option Scheme are summarised in Appendix V to the Prospectus. The purpose of the Share Option Scheme is to attract and retain the best available personnel of the Group, to provide additional incentive to employees (full-time and part-time), directors, consultants, advisors, distributors, contractors, suppliers, agents, customers, business partners or service providers of the Group and to promote the success of the business of the Group. No share option has been granted, agreed to be granted, exercised, cancelled, forfeited or lapsed under the Share Option Scheme since its adoption on 23 August 2019 and during 1HFY26, and there was no outstanding share option as at 31 March 2026.

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

During 1HFY26, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company’s listed securities (including any sale of treasury Shares). As at 31 March 2026, the Company did not hold any treasury Shares.

USE OF PROCEEDS FROM PLACING

On 10 February 2026, the Company entered into a placing agreement with Maxa Asset Management Limited (the “**Placing Agent**”), pursuant to which the Placing Agent has agreed to act as the placing agent of the Company for the purpose of procuring, on a best effort basis, the placing of up to a maximum of 16,000,000 placing shares at the placing price of HK\$8.88 per placing share to not less than six (6) professional, institutional and/or other investors who and whose ultimate beneficial owners are independent third parties (the “**Placing**”). The net price per Placing share was approximately HK\$8.80. The closing price was HK\$11.02 per Share as quoted on the Stock Exchange on the date of the placing agreement. The Placing was completed on 25 February 2026 and an aggregate of 16,000,000 placing shares have been successfully placed to not less than six (6) placees. Details of the placing were disclosed in the announcements dated 10 February 2026 and 25 February 2026.

The net proceeds from the Placing (after deducting the placing commission and related expenses) was approximately HK\$140.75 million. The Directors intended to use the net proceeds from the Placing for (i) approximately 75% for the general working capital of the Group, which includes, but is not limited to, headquarters expenses, professional fees, staff salaries and other expenses incurred in the ordinary course of business of the Group; and (ii) approximately 25% for the repayment of indebtedness. The table below sets out the planned applications of the net proceeds and actual usage up to 31 March 2026:

Use of proceeds	Planned applications (HK\$ million)	Percentage of total net proceeds	Actual usage up to 31 March 2026 (HK\$ million)	Net proceeds brought forward for 1HFY2026 (HK\$ million)	Unutilized net proceeds as at 31 March 2026 (HK\$ million)	Expected timeframe for utilizing the remaining unutilized net proceeds
General working capital of the Group, which includes, but is not limited to, headquarters expenses, professional fees, staff salaries and other expenses incurred in the ordinary course of business of the Group	105.56	75%	18.89	86.67	86.67	30 September 2026
Repayment of indebtedness	35.19	25%	33.02	2.17	2.17	30 September 2026
Total	140.75	100%	51.91	88.84	88.84	

AUDIT COMMITTEE

The audit committee of the Company (the “**Audit Committee**”) has reviewed the Group’s unaudited condensed consolidated interim results for 1HFY26 and discussed with the management of the Company on the accounting principles and practices adopted by the Group. The Audit Committee was of the view that the preparation of such results complied with the applicable accounting standards and requirements as well as the Listing Rules and that adequate disclosures have been made.

PUBLICATION OF INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT

This interim results announcement is published on the Company’s website at www.singtec.com.sg and the website of the Stock Exchange at www.hkexnews.hk. The interim report of the Company for the six months ended 31 March 2026 will be published on the aforesaid websites and made available to the shareholders of the Company in due course.

By Order of the Board
China Next-Gen Commerce and Supply Chain Limited
Wang Kelly
Chairperson and Executive Director

Hong Kong, 29 May 2026

As at the date of this announcement, the executive Directors are Ms. Wang Kelly and Ms. Ding Ziyi and the independent non-executive Directors are Mr. Lu Guoqiang, Ms. Xie Xiaolin and Mr. Lu Yanjun.