

**IPC CORPORATION LTD
AND ITS SUBSIDIARIES**

**SGX APPENDIX 7.2 ANNOUNCEMENT
FOR THE 6 MONTHS ENDED
30 JUNE 2025**

Contents	Page
Condensed interim consolidated statement of comprehensive income	1
Condensed interim statements of financial position	2
Condensed interim statements of changes in equity	3
Condensed interim consolidated statement of cash flows	4
Notes to the condensed interim consolidated financial statements	5
Other information required by Listing Rule Appendix 7.2	12

**CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE 6 MONTHS ENDED 30 JUNE 2025**

		Group 6 months ended 30 Jun		
	Notes	2025 S\$'000	2024 S\$'000	%
Sales	3	791	1,047	(24.5)
Cost of sales		<u>(647)</u>	<u>(681)</u>	<u>(5.0)</u>
Gross profit/(loss)		144	366	(60.7)
Other income	5	208	882	(76.4)
Other gains/(losses), net	5	17	43	(60.5)
Expenses	5			
Distribution and marketing		(68)	(96)	(29.2)
Administrative		(1,289)	(1,356)	(4.9)
Finance		<u>(136)</u>	<u>(124)</u>	<u>9.7</u>
		<u>(1,493)</u>	<u>(1,576)</u>	<u>(5.3)</u>
Profit/(loss) before income tax		(1,124)	(285)	NM
Income tax credit/(expense)	6	(4)	-	NA
Total profit/(loss)		<u>(1,128)</u>	<u>(285)</u>	<u>NM</u>
Other comprehensive income/(loss)				
Items that may be reclassified subsequently to profit or loss:				
Currency translation gain/(loss) arising from consolidation		(1,765)	59	NM
Items that will not be reclassified subsequently to profit or loss:				
Financial assets, at FVOCI – equity investments				
- Fair value gain/(loss)		49	(24)	NM
Other comprehensive income/(loss), net of tax		<u>(1,716)</u>	<u>35</u>	<u>NM</u>
Total comprehensive income/(loss)		<u>(2,844)</u>	<u>(250)</u>	<u>NM</u>
Earnings/(losses) per share for profit/(loss) attributable to equity holders of the Company				
(cents per share)				
- Basic		(1.32)	(0.33)	
- Diluted		<u>(1.32)</u>	<u>(0.33)</u>	

NM: Not meaningful (change more than 100%)
NA: Not applicable

**CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION
AS AT 30 JUNE 2025**

	Notes	Group		Company	
		30 Jun 2025 S\$'000	31 Dec 2024 (Audited) S\$'000	30 Jun 2025 S\$'000	31 Dec 2024 (Audited) S\$'000
ASSETS					
Current assets					
Cash and cash equivalents		1,195	1,245	26	35
Trade and other receivables		380	366	64	61
Properties developed for sale	13	6,684	7,057	–	–
Assets held for sale	13	35,441	37,077	–	–
Other assets		31	35	–	–
		43,731	45,780	90	96
Non-current assets					
Financial assets, at FVPL	9	11,766	11,766	11,766	11,766
Financial assets, at FVOCI	10	–	75	–	–
Investment in subsidiaries	11	–	–	44,715	44,715
Property, plant and equipment		1,597	1,459	1	140
		13,363	13,300	56,482	56,621
Total assets		57,094	59,080	56,572	56,717
LIABILITIES					
Current liabilities					
Trade and other payables		5,211	4,542	4,218	3,565
Lease liabilities		1	2	1	2
Current income tax liabilities	6	4	9	4	9
Borrowings	14	428	811	–	–
		5,644	5,364	4,223	3,576
Non-current liabilities					
Borrowings	14	5,747	5,169	–	–
		5,747	5,169	–	–
Total liabilities		11,391	10,533	4,223	3,576
NET ASSETS		45,703	48,547	52,349	53,141
EQUITY					
Capital and reserves attributable to equity holders of the Company					
Share capital	8	33,190	33,190	33,190	33,190
Currency translation reserve		(8,071)	(6,306)	–	–
Fair value reserve		–	(1,318)	–	–
Retained earnings		20,584	22,981	19,159	19,951
Total equity		45,703	48,547	52,349	53,141

**CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE 6 MONTHS ENDED 30 JUNE 2025**

	Attributable to Equity Holders of the Company				
	Share capital S\$'000	Currency translation reserve S\$'000	Fair value reserve S\$'000	Retained earnings S\$'000	Total equity S\$'000
2025					
As at 1 January	33,190	(6,306)	(1,318)	22,981	48,547
Total comprehensive income/(loss) for the period					
Profit/(loss) for the period	–	–	–	(1,128)	(1,128)
Transfer upon disposal of investments	–	–	1,269	(1,269)	–
Other comprehensive income/(loss) for the period	–	(1,765)	49	–	(1,716)
	–	(1,765)	1,318	(2,397)	(2,844)
As at 30 June	33,190	(8,071)	–	20,584	45,703
2024					
As at 1 January	33,190	(6,341)	(1,287)	16,706	42,268
Total comprehensive income/(loss) for the period					
Profit/(loss) for the period	–	–	–	(285)	(285)
Other comprehensive income/(loss) for the period	–	59	(24)	–	35
	–	59	(24)	(285)	(250)
Unclaimed dividends	–	–	–	210	210
As at 30 June	33,190	(6,282)	(1,311)	16,631	42,228

**CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY
FOR THE 6 MONTHS ENDED 30 JUNE 2025**

	Share capital	Retained earnings	Total equity
	S\$'000	S\$'000	S\$'000
2025			
As at 1 January	33,190	19,951	53,141
Total comprehensive income/(loss) for the period			
Profit/(loss) for the period	–	(792)	(792)
	–	(792)	(792)
As at 30 June	33,190	19,159	52,349
2024			
As at 1 January	33,190	14,179	47,369
Total comprehensive income/(loss) for the period			
Profit/(loss) for the period	–	(971)	(971)
	–	(971)	(971)
Unclaimed dividends	–	210	210
As at 30 June	33,190	13,418	46,608

**CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE 6 MONTHS ENDED 30 JUNE 2025**

	Group	
	6 months ended 30 June	
	2025	2024
	S\$'000	S\$'000
Cash flows from operating activities		
Profit/(loss) before tax	(1,124)	(285)
Adjustments for		
- Depreciation	214	40
- Unrealised translation losses/(gains)	23	(16)
- Gain on disposal of property, plant and equipment	(21)	(38)
- Reversal of payable due to striking off of creditor company	-	(663)
- Interest income	(1)	(1)
- Interest expenses	136	124
	<u>(773)</u>	<u>(839)</u>
Change in working capital		
- Other assets	4	-
- Properties	67	75
- Trade and other receivables	(14)	(333)
- Trade and other payables	669	495
Cash generated from/(used in) operations	<u>(47)</u>	<u>(602)</u>
Interest received	1	1
Income tax paid, net	(9)	(118)
Net cash provided by/(used in) operating activities	<u>(55)</u>	<u>(719)</u>
Cash flows from investing activities		
Purchases of property, plant and equipment	(561)	(78)
Proceeds from disposal of property, plant and equipment	165	77
Proceeds from disposal of financial assets, at FVOCI	124	-
Net cash provided by/(used in) investing activities	<u>(272)</u>	<u>(1)</u>
Cash flows from financing activities		
Interest paid	(136)	(124)
Unclaimed dividends	-	210
Proceeds from borrowings	1,274	5,222
Repayment of borrowings	(807)	(2,617)
Principal payment of lease liabilities	(1)	(1)
Net cash provided by/(used in) financing activities	<u>330</u>	<u>2,690</u>
Net increase/(decrease) in cash and cash equivalents	3	1,970
Cash and cash equivalents at beginning of financial period	1,245	787
Effects of currency translation on cash and cash equivalents	(53)	3
Cash and cash equivalents at end of financial period	<u>1,195</u>	<u>2,760</u>

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE 6 MONTHS ENDED 30 JUNE 2025

1. CORPORATE INFORMATION

IPC Corporation Ltd (the “Company”) is listed on the Singapore Exchange and incorporated and domiciled in Singapore. The address of its registered office is 1 Fusionopolis Place, #03-20 Galaxis (West Lobby), Singapore 138522.

The principal activities of the Company are investment holding, property investment and property development.

The principal activities of its subsidiary companies are investment holding, property investment and property development, investing and reselling properties, property consulting, hospitality services, operate fast food outlets and manufacture of food products.

2. BASIS OF PREPARATION

The condensed interim financial statements for the 6 months ended 30 June 2025 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last interim financial statements for the period ended 31 December 2024.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s except for those effective beginning on or after 1 January 2025 as follows:

- Amendments to SFRS(I) 1-21: The Effects of Changes in Foreign Exchange Rates: Lack Exchangeability

The Group does not expect any significant impact arising from applying these amendments.

The condensed interim financial statements are presented in Singapore Dollar (SGD or \$) and all values in the tables are rounded to the nearest thousand (\$’000), except when otherwise indicated.

The preparation of interim financial statements in conformity with SFRS(I)s requires management to exercise its judgement in the process of applying the Group’s accounting policies. It also requires the use of certain critical accounting estimates and assumptions. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets within the next interim period are included in the following notes:

- Note 9 - Valuation of investment in convertible preference shares
- Note 11 - Investments in subsidiaries with property-related assets
- Note 13 - Impairment assessment of property-related assets

3. SEGMENT AND REVENUE INFORMATION

These operating segments are reported in a manner consistent with internal reporting provided to Chief Operating Decision Maker (“CODM”) that are used to make strategic decisions. The CODM comprises the Chief Executive Officer, the Managing Director and the Finance and Administration Director.

The CODM considers the business from both a geographic and business segment perspective. Geographically, management manages and monitors the business in three primary geographic areas namely China, Japan and Singapore. All the geographic areas are engaged primarily in the investment and property related business, which includes properties and income producing assets.

Business under “Properties” relate to property development, investing and reselling of properties. Business under “Hotel management” relates to rendering of hotel management services. Business under “Investment” relates to investment in convertible preference shares in Nest Hotel Japan Corporation (“NHJC”). Other services included within Singapore include investments which are included in the “Others” column

3.1 REPORTABLE SEGMENTS

<u>Group</u>	<u>Properties</u>	<u>Hotel</u>	<u>Investment</u>	<u>Others</u>	<u>Total</u>
	<u>China</u>	<u>management</u>	<u>Japan</u>	<u>Singapore</u>	
	S\$'000	China	S\$'000	S\$'000	S\$'000
6 months ended 30 June 2025					
Revenue and other income					
- external sales	57	734	–	–	791
- other income	133	14	–	60	207
- Interest income	–	1	–	–	1
- inter-segment income	206	–	–	–	206
	396	749	–	60	1,205
Cost of revenue and operating expenses	(206)	(682)	–	(902)	(1,790)
Inter-segment expense	–	(206)	–	–	(206)
Interest expense	–	(135)	–	(1)	(136)
Depreciation	(1)	(210)	–	(3)	(214)
Other gains/(losses), net	–	(8)	–	25	17
Profit/(loss) before income tax	189	(492)	–	(821)	(1,124)
Income tax expense	(2)	–	–	(2)	(4)
Profit/(loss) after income tax	187	(492)	–	(823)	(1,128)
As at 30 June 2025					
Total assets	42,840	2,264	11,766	224	57,094
Total assets include:					
Additions to:					
- property, plant and equipment	–	561	–	–	561
Total liabilities	6,530	501	–	4,356	11,387
6 months ended 30 June 2024					
Revenue and other income					
- external sales	58	989	–	–	1,047
- other income	203	14	–	664	881
- Interest income	–	–	–	1	1
- inter-segment income	211	–	–	–	211
	472	1,003	–	665	2,140
Cost of revenue and operating expenses	(238)	(848)	–	(1,007)	(2,093)
Inter-segment expense	–	(211)	–	–	(211)
Interest expense	–	(123)	–	(1)	(124)
Depreciation	(13)	(16)	–	(11)	(40)
Other gains/(losses), net	(2)	(1)	–	46	43
Profit/(loss) before income tax	219	(196)	–	(308)	(285)
Income tax expense	–	–	–	–	–
Profit/(loss) after income tax	219	(196)	–	(308)	(285)
As at 30 June 2024					
Total assets	44,090	2,813	4,494	996	52,393
Total assets include:					
Additions to:					
- property, plant and equipment	2	76	–	–	78
Total liabilities	6,665	487	–	3,004	10,156

3.1 REPORTABLE SEGMENTS (continued)

Revenue from major products and services

Revenue from external customers are derived mainly from the sale of properties and hotel management.

	<u>Group</u>	
	6 months ended 30 Jun	
	2025	2024
	S\$'000	S\$'000
Properties	57	58
Hotel management	734	989
	791	1,047
Timing of transfer of good or service		
Point in time	260	315
Over the time	531	732
	791	1,047

Geographical information

The Group's business segments operate in three main geographic areas:

- Singapore – the Group is headquartered in Singapore and has operations in Singapore. The operations in this area are principally investments.
- China – the operations in this area are principally property investment, property development and hotel management.
- Japan – investment in convertible preference shares in NHJC.

	<u>Group</u>	
	<u>Sales</u>	
	6 months ended 30 Jun	
	2025	2024
	S\$'000	S\$'000
China	791	1,047
	791	1,047

4. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

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

	<u>Group</u>		<u>Company</u>	
	30.6.25	31.12.24 (Audited)	30.6.25	31.12.24 (Audited)
	S\$'000	S\$'000	S\$'000	S\$'000
Financial assets, at FVPL	11,766	11,766	11,766	11,766
Financial assets, at FVOCI	-	75	-	-
Financial assets, at amortised cost	1,537	1,480	88	83
Financial liabilities, at amortised cost	11,387	10,524	4,219	2,161

5. PROFIT/(LOSS) BEFORE INCOME TAX

Profit/(loss) is arrived at after charging/(crediting) the following:

5.1 SIGNIFICANT ITEMS

	<u>Group</u>	
	6 months ended 30 Jun 2025	2024
	S\$'000	S\$'000
Other income		
Interest income	(1)	(1)
Rental income (on operating leases)	(133)	(202)
Reversal of payable due to striking off of creditor company	-	(663)
Others	(74)	(16)
Expense		
Depreciation	214	40
Interest expenses	136	124
Other (gains)/losses		
Foreign exchange losses/(gains), net	4	(5)
Gain from disposal of property, plant and equipment	(21)	(38)

5.2 RELATED PARTY TRANSACTIONS

The related party transactions during the period from 1 January 2025 to 30 June 2025 for the disposal of property, plant and equipment was:

Name of related party	Nature of relationship	Value of the transaction
Ms Lauw Hui Kian	Director	\$165,000

6. TAXATION

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the condensed interim consolidated statement of comprehensive income are:

	<u>Group</u>		<u>Company</u>	
	30.6.25	31.12.24 (Audited)	30.6.25	31.12.24 (Audited)
	S\$'000	S\$'000	S\$'000	S\$'000
Local taxes				
- Current period			(4)	-
Tax movement:				
Beginning of the period/year	9	127	9	120
Tax charged for the period/year	4	5	2	3
Tax paid for the period/year	(9)	(123)	(7)	(114)
End of the period/year	4	9	4	9

7. NET ASSET VALUE

	<u>Group</u>		<u>Company</u>	
	30.6.25	31.12.24 (Audited)	30.6.25	31.12.24 (Audited)
Net asset per ordinary share	S\$0.54	S\$0.57	S\$0.61	S\$0.62

8. SHARE CAPITAL

	No. of <u>ordinary shares</u> Issued share capital '000	<u>Amount</u> Share capital S\$'000
<u>Group and Company</u>		
30 June 2025		
Beginning and end of financial period	85,292	33,190
31 December 2024		
Beginning and end of financial year	85,292	33,190

The Company do not hold any treasury shares as at 30 June 2025 and 31 December 2024.
The Company's subsidiaries do not hold any shares in the Company as at 30 June 2025 and 31 December 2024.

9. FINANCIAL ASSETS, AT FVPL

	<u>Group and Company</u>	
	30.6.25	31.12.24 (Audited)
	S\$'000	S\$'000
Financial assets, at FVPL		
Unquoted investments		
– equity investments – Asia Pacific	11,766	11,766

10. FINANCIAL ASSETS, AT FVOCI

	<u>Group</u>
	30.6.25
	S\$'000
Financial assets, at FVOCI	
Quoted investments	
– equity investments – United States	75

11. Investment in subsidiaries

	<u>Company</u>	
	30.6.25	31.12.24 (Audited)
	S\$'000	S\$'000
<u>Equity investments at cost</u>		
Cost	38,337	38,337
Loans to subsidiaries	57,465	57,465
	95,802	95,802
Less: Accumulated impairment	(51,087)	(51,087)
	44,715	44,715

The Company assesses impairment in the investments in the subsidiaries by using the net assets of the subsidiaries, adjusted to include the fair values of the property-related assets of the subsidiaries where applicable at the end of the financial year. The valuation techniques in estimating the fair values of the property-related assets are disclosed in Note 13.

12. FAIR VALUE MEASUREMENT

The following table presents assets and liabilities measured at fair value and classified by level of the following fair value measurement hierarchy:

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

	<u>Level 1</u> S\$'000	<u>Level 2</u> S\$'000	<u>Level 3</u> S\$'000	<u>Total</u> S\$'000
<u>Group</u>				
30 June 2025				
Assets				
Financial assets, at FVPL				
– Equity investment	–	–	11,766	11,766
Financial assets, at FVOCI				
– Equity investment	–	–	–	–
Total assets	–	–	11,766	11,766
31 December 2024				
Assets				
Financial assets, at FVPL				
– Equity investment	–	–	11,766	11,766
Financial assets, at FVOCI				
– Equity investment	75	–	–	75
Total assets	75	–	11,766	11,841
<u>Company</u>				
30 June 2025				
Assets				
Financial assets, at FVPL				
– Equity investment	–	–	11,766	11,766
Total assets	–	–	11,766	11,766
31 December 2024				
Assets				
Financial assets, at FVPL				
– Equity investment	–	–	11,766	11,766
Total assets	–	–	11,766	11,766

The unquoted equity investment in Asia Pacific that is not traded in an active market was classified as Level 3. The fair value of this investment is determined by using valuation techniques. The Group will engage an independent valuer to determine the fair value at the end of the year. The overall valuation approach usually used by the independent valuer was to first estimate the underlying equity value of the underlying entity using income and market approach, which will then be the input to the option-pricing model used to derive the value of the investment. The independent valuer also used assumptions that are based on market conditions existing at the end of reporting date. As the valuation techniques for this instrument is based on significant unobservable inputs, such instrument is classified as Level 3.

The material assumptions used in the computation of the valuation are as follows:

	<u>Relationship of unobservable inputs to fair value</u>
Discount rate	The higher the discount rate, the lower the fair value
Terminal growth rate	The higher the terminal growth rate, the higher the fair value
Discount on lack of control, marketability and projected growth	The higher the discount, the lower the fair value
Revenue growth rate	The higher the revenue growth rate, the higher the fair value
Market multiple	The higher the market multiple, the higher the fair value

13. PROPERTY-RELATED ASSETS

	30.6.25	<u>Group</u>
	S\$'000	31.12.24 (Audited) S\$'000
Properties developed for sale	6,684	7,057
Assets held for sale	35,441	37,077

The Group will engage an independent valuer to perform valuations to determine the realisable values of properties developed for sale, the recoverable amounts of the assets held for sale, to determine whether any write-down or impairment was required as at the year end.

The realisable values of the properties developed for sales was usually determined using the direct comparison method. The recoverable amounts of the assets held for sale was usually determined using an average of the direct comparison method and income method. The judgement and estimates involved the comparison of recently transacted sales of similar properties and estimating net operating income from rental discounted by an appropriate capitalisation rate.

The following table presents the key inputs that were used to determine the impairment of assets held for sale:

<u>Description</u>	<u>Inputs</u>	<u>Relationship of inputs to value</u>
Assets held for sale	Capitalisation rate	The higher the capitalisation rate, the lower the value
	Rental growth rate	The higher the rental growth rate, the higher the value

14. BORROWINGS

	30.6.25	<u>Group</u>
	S\$'000	31.12.24 (Audited) S\$'000
<i>Current</i>		
– Bank borrowings (secured)	428	811
<i>Non-current</i>		
– Bank borrowings (secured)	5,747	5,169
	6,175	5,980

Bank borrowings were secured by pledge of certain property-related assets classified within assets held for sale (Note 13) in Zhuhai, China.

15. CONTINGENCIES

There is no contingent liabilities as at 30 June 2025 and 31 December 2024.

16. SEASONAL OPERATIONS

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

OTHER INFORMATION

1. Review

The condensed interim consolidated statement of financial positions of the Company and its subsidiaries as at 30 June 2025 and the related condensed interim consolidated statement of comprehensive income, condensed interim consolidated statement of changes in equity and condensed interim consolidated statement of cash flows for the 6 months period then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the Group

The Group recorded sales of S\$0.791 million for the 6 months ended 30 June 2025 compared to S\$1.047 million for the previous corresponding financial period. The decrease was mainly due to the decrease in the sales revenue of Grant nest HOTEL Zhuhai ("HOTEL") in Zhuhai, China.

The Group recorded a gross profit of S\$0.144 million compared to S\$0.366 million of the previous corresponding financial period. The decrease in gross profit was in tandem with the decrease in sales revenue from the HOTEL.

Other Income of the Group decreased from approximately \$882,000 to \$208,000 for the same period under review. The significant decrease was mainly due to the absence of reversal of payable as well as a decrease of rental income.

The Group recorded a loss after tax of S\$1.128 million for the 6 months ended 30 June 2025 as compared to a loss of S\$0.285 million for the same corresponding period last year.

Explanation Note:

Consolidated statement of comprehensive income

1. Gross profit/(loss)
The decrease in gross profit was in tandem with the decrease in sales revenue from the HOTEL.
2. Other income
The decrease in other income was mainly due to the absence of reversal of payable as well as a decrease of rental income as compared with the previous period under review.
3. Other gains/(losses), net
The decrease in other gains was mainly due to lower gain from disposal of property, plant and equipment as compared with the previous period under review.
4. Distribution expenses
The decrease in distribution expense was mainly from the operations from China.
5. Administrative expenses
All the executive directors have voluntarily maintained a 20% reduction in their remuneration for the period under review. This will be the 6th consecutive year that the directors have done so.
6. Depreciation
The increase was mainly due to higher depreciated assets as compared with the previous period under review.
7. The other movement in the exchange rates of United States Dollar, Hong Kong Dollar and Renminbi against the Singapore Dollar was mainly unrealised, due to recorded monetary balances denominated in foreign currencies that were adjusted to reflect the Singapore Dollars equivalent at the end of the reporting period.

Group's statement of financial position

- (i) The decrease in other assets was mainly from the operations in China.
- (ii) The decrease in financial assets, at FVOCI was due to the disposal of the financial assets.
- (iii) The increase in trade and other payables was mainly related to the operations in Singapore.
- (iv) The decrease in current income tax liabilities was mainly due the settlement to the tax payables.
- (v) The decrease in lease liabilities was due to the repayments to the lease payales.
- (vi) The decrease in current borrowings was mainly due to the repayments for the period under review whereas the increase in non-current borrowing was mainly due to the proceeds of borrowings during the period under review.

Consolidated statement of cash flows

- (i) The net cash used in operating activities was mainly related to the operations in Singapore and China.
- (ii) The proceeds of borrowings was for the operation of the Grand nest HOTEL zhuhai, China.

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

The commentary under page 15 item 4 of the Group's previous results announcement (6 Months and Full Year Ended 31 December 2024) are in line with the actual results.

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

The business environment in China is expected to continue to be challenging. It will therefore negatively impact on the hospitality sector in which the Group operates in. Lower demands from corporate clients is expected and the addition of a slew of new hotels from the repurposed commercial properties will dampen the industry further.

In the first four months of 2025, Japan welcomed 14.45 million foreign tourists, a 24.5% increase compared to the same period last year, according to the Japan National Tourism Organization (JNTO). This marks a record-breaking start to the year for Japanese tourism, with notable growth from various countries. This sets the tone for the remaining months of 2025 and NHJC is expected to benefit from this positive trend.

5. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? No

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? No

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

6. If no dividend has been declared/recommended, a statement to that effect.

No dividend has been declared/recommended for the period. The Company is preserving its cash resources to pursue strategic business opportunities.

7. If the Group has obtained a general 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 Company does not have a general mandate from shareholders pursuant to Rule 920(1)(a)(ii) of the SGXST Listing Manual.

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

IPC Corporation Ltd confirms that undertakings under Rule 720(1) have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

9. Additional information required Pursuant to Rule 706A of the Listing Manual.

Not applicable.

CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(5) OF THE LISTING MANUAL

On behalf of the Board of Directors of the Company, we hereby confirm to the best of our knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the unaudited financial statements for the 6 months ended 30 June 2025 to be false or misleading in any material aspect.

On behalf of the Board of Directors

Ngiam Mia Je Patrick
Chairman & Chief Executive Officer

Ngiam Mia Kiat Benjamin
Managing Director

28 July 2025

BY ORDER OF THE BOARD

Lauw Hui Kian
Director

28 July 2025