Primary Statements

PwC Holdings Ltd and its Subsidiaries

Consolidated Statement of Comprehensive Income[1,2]

For the financial year ended 31 December 2025

	Note	2025[3] $'000	2024[3] $'000	Reference SFRS(I) 1-1 (10(b),10A) SGX 1207 (5(a))
Continuing operations[4]				
Revenue	4	**245,646**	198,898	SFRS(I) 1-1 (82(a))
Cost of sales	5	**(87,701)**	(71,511)	SFRS(I) 1-1 (103)
Gross profit		**157,945**	127,387	SFRS(I) 1-1 (103)
Other income				
– Interest	7	**2,939**	2,144	SFRS(I) 1-1 (82(a))
– Others	7	**4,645**	3,623	
Other gains and losses				
– Impairment loss on financial assets and contract assets	42(b)	**(850)**	(266)	SFRS(I) 1-1 (82(bar))
– Others	8	**(1,990)**	(30)	
Expenses				
– Distribution and marketing	5	**(55,872)**	(47,571)	SFRS(I) 1-1 (103)
– Administrative	5	**(37,261)**	(27,337)	SFRS(I) 1-1 (103)
– Finance	9	**(9,739)**	(7,213)	SFRS(I) 1-1 (82(b))
Share of profit from investments in associates and joint venture[5]	22,23	**761**	340	SFRS(I) 1-1 (82(c))
Profit before income tax		**60,578**	51,077	
Income tax expense	10(a)	**(15,893)**	(14,567)	SFRS(I) 1-1 (82(d))
Profit from continuing operations[4]		**44,685**	36,510	
Discontinued operations[4]				SFRS(I) 1-1 (82(ea))
Profit from discontinued operations	11	**422**	1,310	SFRS(I) 5 (33(a))
Total profit[4]		**45,107**	37,820	

The accompanying notes form an integral part of these financial statements

Primary Statements

Consolidated Statement of Comprehensive Income[1,2]

For the financial year ended 31 December 2025

	Note	2025[3] $'000	2024[3] $'000	Reference
Other comprehensive income[7]:				
Items that may be reclassified subsequently to profit or loss:				SFRS(I) 1-1 (82A(a)(ii))
Financial assets, at FVOCI				
– Fair value gains/(losses) – debt instruments[13]		**571**	(105)	
– Reclassification[8]		**(145)**	-	SFRS(I) 1-1 (92)
Cash flow hedges				
– Fair value gains/(losses)		**173**	(500)	
– Reclassification[8]		**625**	523	SFRS(I) 1-1 (92)
Share of other comprehensive income of associates[12]	22	**68**	35	SFRS(I) 1-1 (82A(b)(ii))
Currency translation differences arising from consolidation[15]				
– Gains		**671**	1,008	
– Reclassification[8]		**-**	19	SFRS(I) 1-1 (92)
– Discontinued operations[4]		**180**	-	
		2,143	980	
Items that will not be reclassified subsequently to profit or loss:				SFRS(I) 1-1 82A(a)(i))
Revaluation gains on property, plant and equipment[9, 10]		**540**	457	
Financial assets, at FVOCI				
– Fair value gains/(losses) – equity investments[14]		**885**	(1,085)	
Other comprehensive income, net of tax[7]	10(c)	**3,568**	352	SFRS(I) 1-1 (81A(b))
Total comprehensive income		**48,675**	38,172	SFRS(I) 1-1 (81A(c))
Profit attributable to:				SFRS(I) 1-1 (81B(a))
Equity holders of the Company		**41,483**	34,416	
Non-controlling interests		**3,624**	3,404	SFRS(I) 12 (12(e))
		45,107	37,820	
Profit attributable to equity holders of the Company relates to:				
Profit from continuing operations		**41,124**	33,302	SFRS(I) 5 (33(d))
Profit from discontinued operations		**359**	1,114	
		41,483	34,416	

The accompanying notes form an integral part of these financial statements.

Primary Statements

Consolidated Statement of Comprehensive Income[1,2]

For the financial year ended 31 December 2025

	Note	2025[3] $'000	2024[3] $'000	Reference
Total comprehensive income attributable to:				SFRS(I) 1-1 (81B(b))
Equity holders of the Company		**44,684**	34,355	
Non-controlling interests		**3,991**	3,817	
		48,675	38,172	
Earnings per share ("EPS")[6] for profit from continuing and discontinued operations attributable to equity holders of the Company ($ per share)				
Basic EPS				
From continuing operations	12(a)	**1.53**	1.38	SFRS(I) 1-33 (66)
From discontinued operations	12(a)	**0.01**	0.05	SFRS(I) 1-33 (68)
Diluted EPS				
From continuing operations	12(b)	**1.41**	1.25	SFRS(I) 1-33 (66)
From discontinued operations	12(b)	**0.01**	0.04	SFRS(I) 1-33 (68)

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of Comprehensive Income[1,2]

For the financial year ended 31 December 2025

Reference

Guidance notes

Consolidated statement of comprehensive income

Statement of comprehensive income, statement of cash flows and statement of changes in equity of the parent

1. The 'Statement of Comprehensive Income' may also be titled 'Statement of Profit and Loss and Other Comprehensive Income'. An entity has the choice of presenting the statement of comprehensive income using a one-statement or a two-statement approach. These alternative presentations have been illustrated in Appendix 1 Example 1. SFRS(I) 1-1 paragraphs 82 and 82A prescribes the list of line items that are required to be presented in the Statement of Comprehensive Income. SFRS(I) 1-1 (10) CA 201 (5) SGX 1207 (5) SFRS(I) 1-1 (82), (82A)

   If consolidated financial statements are presented, the statement of comprehensive income, statement of cash flows and statement of changes in equity of the parent need not be presented. If consolidated financial statements are not presented (e.g. exempted under SFRS(I) 10), the statement of comprehensive income, statement of cash flows, balance sheet and statement of changes in equity of the parent, forming a set of financial statements of the parent, should be presented.

   For further information on exemption from preparing consolidated financial statements and exception from consolidation, please refer to Guidance notes on Group accounting – (a) Subsidiaries in Note 2.4.

Alternative format

2. An entity shall present an analysis of expenses using a classification based on either the function or the nature of the expenses, whichever provides information that is reliable and more relevant. SFRS(I) 1-1 (99)

   If the expenses are presented by function, additional disclosures on the nature of expenses are required (as illustrated in Note 5 to the financial statements). SFRS(I) 1-1 (104)

   Within a functional statement of comprehensive income (statement of profit or loss), costs directly associated with generating revenues should be included in cost of sales. Cost of sales should include direct material and labour costs but also indirect costs that can be directly attributed to generating revenue; for example, depreciation of assets used in the production function. Impairment charges should be classified according to how the depreciation or amortisation of the particular asset is classified.

   Entities should not mix function and nature classifications of expenses by excluding certain expenses such as inventory write-downs, employee termination benefits and impairment charges from the functional classifications to which they relate.

Consolidated Statement of Comprehensive Income[1,2]

For the financial year ended 31 December 2025

Reference

Guidance notes

Consolidated statement of comprehensive income (continued)

Financial years/periods of different length

3. Where the current reporting period and the comparative reporting period are of unequal timeframe, an entity shall disclose the period covered, the reason for using that period and the fact that comparative amounts for the statement of comprehensive income, statement of cash flows, statement of changes in equity of the parent, and related disclosure notes are not entirely comparable. SFRS(I) 1-1 (36)

Continuing/Discontinued operations

4. The single amount disclosed in the statement of comprehensive income relating to discontinued operations shall include the post-tax gain or loss recognised on the measurement to fair value less costs to sell or on the disposal of the assets or disposal group(s) constituting the discontinued operation. If there is no discontinued operation, the heading 'Continuing operations' is not required. 'Profit from continuing operations' and 'Total profit' should also be changed to 'Net profit'. SFRS(I) 5 (33)

   SFRS(I) 5 is unclear as to whether entities need to separate out items of other comprehensive income between continuing and discontinued operations. We believe that it would be consistent with the principles of SFRS(I) 5 to do so, as it would provide a useful basis for predicting the future results of the continuing operations. We also note that entities must present separately any cumulative income or expense recognised in other comprehensive income that relates to a non-current asset or disposal group classified as held for sale.

Share of results of associates and joint venture

5. The share of results of associates and joint ventures refers to the group's share of associates and joint ventures' results after tax and non-controlling interests accounted for in accordance with SFRS(I) 1-28 SFRS(I) 1-1 (82(c)) SFRS(I) 1-1 IG6

Earnings per share

6. The basic and diluted earnings per share for each class of ordinary shares shall be presented, even if the amounts are negative (i.e. a loss per share). SFRS(I) 1-33 (69)

Tax effects – Other comprehensive income

7. This publication illustrates the presentation of these items individually net of tax and disclosure of the gross amounts and their tax effects in Note 10(c) to the financial statements. Alternatively, an entity can present these items individually gross of tax and their total tax effects as a separate line item. SFRS(I) 1-1 (91)

Consolidated Statement of Comprehensive Income[1,2]

For the financial year ended 31 December 2025

Reference

Guidance notes

Consolidated statement of comprehensive income (continued)

Reclassification adjustments

8. Reclassification adjustments are amounts reclassified to profit or loss in the current period that were previously recognised in other comprehensive income. Examples of reclassification adjustments are described in paragraphs 93 and 95 of SFRS(I) 1-1. Reclassification adjustments may be presented in the Statement of Comprehensive Income or in the notes. An entity presenting reclassification adjustments in the notes presents items of other comprehensive income after any related reclassification adjustments. In this case, PwC Holdings Ltd has elected to present reclassification adjustments in the Statement of Comprehensive Income. — SFRS(I) 1-1 (93) SFRS(I) 1-1 (95) SFRS(I) 1-1 (96)

9. Reclassification adjustments do not arise on changes in revaluation surplus recognised in accordance with SFRS(I) 1-16 or SFRS(I) 1-38 or on remeasurements of defined benefit plans recognised in accordance with SFRS(I) 1-19. — SFRS(I) 1-1 (96)

10. These components are recognised in other comprehensive income and are not reclassified to profit or loss in subsequent periods. Changes in revaluation surplus may be transferred to retained earnings in subsequent periods as the asset is used or when it is derecognised. Re-measurements of net defined benefit liability (asset) recognised in other comprehensive income may also be transferred within equity. — SFRS(I) 1-16 (41) SFRS(I) 1-38 (87) SFRS(I) 1-19 (122)

11. Reclassification adjustments also do not arise in relation to cash flow hedge accounting of a forecast transaction that subsequently results in the recognition of a non-financial item or becomes a firm commitment for which fair value hedge accounting is applied. In such cases, the carrying value of that item is adjusted for the gains or losses on the hedging instrument accumulated in the cash flow hedge reserve in equity. This adjustment is made through a direct transfer from the cash flow hedge reserve in equity. In other words, that transfer is not recorded in OCI, and so it has no effect on the statement of total comprehensive income. This is often referred to as a 'basis adjustment in a cash flow hedge'. — SFRS(I) 1-1 (95) SFRS(I) 1-1 (96)

Consolidated Statement of Comprehensive Income[1,2]

For the financial year ended 31 December 2025 — Reference

Guidance notes

Consolidated statement of comprehensive income (continued)

Share of other comprehensive income of associates

12. Share of its associate's or joint venture's other comprehensive income or loss should be recognised. The requirement would apply, for example, to the entity's share of any revaluation surpluses or exchange differences of its associates and joint ventures reported in their other comprehensive income. The entity's share of its associate's or joint venture's other comprehensive income or loss is shown separately for amounts that will not be reclassified subsequently to profit or loss and for amounts that will be reclassified subsequently to profit or loss when specific conditions are met. SFRS(I)1-28 (10) SFRS(I)1-1 (82A)

Items that may and may not be reclassified subsequently to profit or loss

13. For **debt instruments** which are classified as financial assets, at FVOCI, subsequent fair value changes are recognised in other comprehensive income, except for interest income, impairment and foreign exchange gains and losses which are recognised in the profit or loss. Fair value changes on such debt instruments which were previously recognised in other comprehensive income will be subsequently reclassified to profit or loss when the instrument is derecognised. SFRS(I) 9 (B5.7.1A)

14. In contrast, for equity investments classified as financial assets, at FVOCI, subsequent fair value changes are recognised in other comprehensive income and will not be reclassified to profit or loss upon disposal. Instead, the entity may transfer the cumulative fair value gain or loss within equity upon disposal. SFRS(I) 9 (B5.7.1)

15. Currency translation differences arising from a foreign operation with a functional currency that is different from the presentation currency are recognised in other comprehensive income and accumulated in currency translation reserve. Such currency translation differences attributable to non-controlling interests will not be subsequently reclassified to profit or loss. In contrast, currency translation differences relating to equity holders of the parent are reclassified to profit or loss on disposal of the foreign operations. SFRS(I) 1-21 (39) SFRS(I) 1-21 (48B) SFRS(I) 1-21 (48)

    An illustration of this has been included below:

	2025	2024
	$'000	$'000
Other comprehensive income:		
Items that will not be reclassified subsequently to profit or loss:		
Currency translation differences arising from on translation of foreign operations attributable to non-controlling interests	**[ ]**	[ ]

Consolidated Statement of Comprehensive Income[1,2]

For the financial year ended 31 December 2025 — Reference

Guidance notes

Consolidated statement of comprehensive income (continued)

Additional disclosures

16. Additional line items, headings and subtotals shall be presented on the face of the statement of comprehensive income and separate income statement (if presented) only when such presentation is necessary for an understanding of the entity's financial performance, the presentation is free of bias and undue prominence, the presentation is applied consistently and the methods are described in detail in the accounting policies. SFRS(I) 1-1 (85)

Disclosure initiative

17. SFRS(I) 1-1 requires entities not to aggregate or disaggregate information in a manner that obscures useful information. Additional subtotals are acceptable if they are made up of items recognised and measured under SFRS(I), presented and labelled in a manner understandable and consistent from period to period. An entity is also permitted to disaggregate specific line items required by SFRS(I) 1-1. Management has to consider the understandability and comparability of financial statements when determining the order of notes. SFRS(I) 1-1 (30A), (55A), (85A), (85B)

    For example, the material accounting policies of the Company can be disclosed along with each relevant note to the financial statements to make this critical information more prominent and easier to find.

PwC Holdings Ltd and its Subsidiaries

Balance Sheet – Group

As at 31 December 2025

	Note	2025 $'000	2024 $'000	Reference
				SFRS(I) 1-1 (54,77) SGX 1207 (5)(a) SGX 1207 (5)(b)
ASSETS				
Current assets				SFRS(I) 1-1 (60,66)
Cash and bank balances [2]	13	**94,777**	31,170	SFRS(I) 1-1 (54(i))
Financial assets, at FVPL	14	**11,800**	11,300	SFRS(I) 1-1 (54(d))
Other investments at amortised cost	17	**763**	-	SFRS(I) 1-1 (54(d))
Derivative financial instruments	15	**288**	1,854	SFRS(I) 1-1 (54(d))
Trade and other receivables	18	**22,385**	28,481	SFRS(I) 1-1 (54)(h)
Inventories	19	**27,499**	32,461	SFRS(I) 1-1 (54)(g)
Contract assets [3]	4(b)	**2,939**	2,471	
Other current assets	4(c)	**487**	619	
Total current assets excluding assets classified as held for sale		**160,938**	108,356	SFRS(I) 1-1 (55)
Assets of disposal group classified as held-for-sale	11	**2,818**	-	SFRS(I) 1-1 (54(j))
		163,756	108,356	
Non-current assets				SFRS(I) 1-1 (60,66)
Financial assets, at FVPL	14	**2,950**	2,300	SFRS(I) 1-1 (54(d))
Derivative financial instruments	15	**2,668**	308	SFRS(I) 1-1 (54(d))
Financial assets, at FVOCI	16	**4,725**	13,452	SFRS(I) 1-1 (54(d))
Other investments at amortised cost	17	**2,734**	2,403	SFRS(I) 1-1 (54(d))
Trade and other receivables	20	**9,518**	7,374	SFRS(I) 1-1 (54(h))
Investments in associates	22	**8,284**	7,606	SFRS(I) 1-1 (54(e))
Investment in a joint venture	23	**1,837**	1,457	SFRS(I) 1-1 (54(e))
Investment properties [4]	25	**15,937**	17,338	SFRS(I) 1-1 (54(b))
Property, plant and equipment [4]	26	**150,929**	155,377	SFRS(I) 1-1 (54(a))
Intangible assets	29	**28,141**	26,187	SFRS(I) 1-1 (54(c))
Deferred income tax assets	35	**2,784**	2,541	SFRS(I) 1-1 (54(o))
		230,507	236,343	
Total assets		**394,263**	344,699	

The accompanying notes form an integral part of these financial statements.

Balance Sheet – Group

As at 31 December 2025

	Note	2025 $'000	2024 $'000	Reference
LIABILITIES				SFRS(I) 1-1 (60,69)
Current liabilities				
Trade and other payables	30	**17,090**	15,203	SFRS(I) 1-1 (54(k))
Liabilities under supplier finance arrangement[5,6]	30(a)	**520**	340	SFRS(I) 1-1 (54(m))
Contract liabilities [3]	4(b)	**678**	548	
Current income tax liabilities	10(b)	**800**	1,700	SFRS(I) 1-1 (54(n))
Derivative financial instruments	15	**-**	1,376	SFRS(I) 1-1 (54(m))
Borrowings	31	**18,772**	21,505	SFRS(I) 1-1 (54(m))
Provisions	34	**3,796**	1,523	SFRS(I) 1-1 (54(l))
Total current liabilities excluding liabilities relating to assets held for sale		**41,656**	42,195	
Liabilities directly associated with disposal group classified as held-for-sale	11	**287**	-	SFRS(I) 1-1 (54(p))
		41,943	42,195	
Non-current liabilities				SFRS(I) 1-1 (60,69)
Trade and other payables	30	**500**	350	SFRS(I) 1-1 (54(k))
Derivative financial instruments	15	**3,090**	-	SFRS(I) 1-1 (54(m))
Borrowings	31	**124,285**	122,067	SFRS(I) 1-1 (54(m))
Deferred income tax liabilities	35	**13,587**	12,360	SFRS(I) 1-1 (54(o))
Provisions	34	**2,072**	1,573	SFRS(I) 1-1 (54(l))
		143,534	136,350	
Total liabilities		**185,477**	178,545	
NET ASSETS		**208,786**	166,154	
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	36	**49,509**	41,495	SFRS(I) 1-1 (54(r))
Treasury shares	36	**(2,772)**	(2,022)	SFRS(I) 1-1 (54(r))
Other reserves	37	**9,941**	6,539	SFRS(I) 1-1 (54(r))
Retained profits		**139,313**	109,608	SFRS(I) 1-1 (54(r))
		195,991	155,620	SFRS(I) 1-1 (54(r))
Non-controlling interests	24	**12,795**	10,534	SFRS(I) 1-1 (54(q))
Total equity		**208,786**	166,154	

The accompanying notes form an integral part of these financial statements.

Balance Sheet – Company

As at 31 December 2025

	Note	2025 $'000	2024 $'000	Reference
				SFRS(I) 1-1 (54,77) SGX 1207 (5)(a) SGX 1207 (5)(b)
ASSETS				
Current assets				SFRS(I) 1-1 (60,66)
Cash and bank balances	13	**19,346**	17,278	SFRS(I) 1-1 (54(i))
Derivative financial instruments	15	**-**	211	SFRS(I) 1-1 (54(d))
Trade and other receivables	18	**5,830**	5,824	SFRS(I) 1-1 (54(h))
Inventories	19	**2,245**	3,305	SFRS(I) 1-1 (54(g))
		27,421	26,618	
Non-current asset classified as held-for-sale	11	**1,500**	-	SFRS(I) 1-1 (54(j))
		28,921	26,618	
Non-current assets				
Derivative financial instruments	15	**150**	-	SFRS(I) 1-1 (54(d))
Financial assets, at FVOCI	16	**1,615**	1,600	SFRS(I) 1-1 (54(d))
Trade and other receivables	20	**4,733**	3,147	SFRS(I) 1-1 (54(h))
Investments in associates	22	**1,000**	1,000	SFRS(I) 1-1 (54(e))
Investment in a joint venture	23	**880**	880	SFRS(I) 1-1 (54(e))
Investments in subsidiaries	24	**104,550**	94,160	SFRS(I) 1-1 (55)
Property, plant and equipment	26	**1,258**	843	SFRS(I) 1-1 (54(a))
Intangible assets	29	**1,444**	1,542	SFRS(I) 1-1 (54(c))
		115,630	103,172	
Total assets		**144,551**	129,790	

The accompanying notes form an integral part of these financial statements.

Primary Statements

PwC Holdings Ltd and its Subsidiaries

Balance Sheet – Company

As at 31 December 2025

	Note	2025 $'000	2024 $'000	Reference
LIABILITIES				
Current liabilities				SFRS(I) 1-1 (60,69)
Trade and other payables	30	**951**	848	SFRS(I) 1-1 (54(k))
Current income tax liabilities	10(b)	**330**	261	SFRS(I) 1-1 (54(n))
Borrowings	31	**1,732**	1,927	SFRS(I) 1-1 (54(m))
Provisions	34	**44**	50	SFRS(I) 1-1 (54(l))
		3,057	3,086	
Non-current liabilities				SFRS(I) 1-1 (60,69)
Borrowings	31	**79,084**	78,499	SFRS(I) 1-1 (54(m))
Provisions	34	**170**	150	SFRS(I) 1-1 (54(l))
Deferred income tax liabilities	35	**2,468**	3,140	SFRS(I) 1-1 (54(o))
		81,722	81,789	
Total liabilities		**84,779**	84,875	
NET ASSETS		**59,772**	44,915	
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	36	**49,509**	41,495	SFRS(I) 1-1 (54(r))
Treasury shares	36	**(2,772)**	(2,022)	SFRS(I) 1-1 (54(r))
Other reserves	37	**4,214**	3,917	SFRS(I) 1-1 (54(r))
Retained profits	38	**8,821**	1,525	SFRS(I) 1-1 (54(r))
Total equity		**59,772**	44,915	

The accompanying notes form an integral part of these financial statements.

Primary Statements

Balance Sheet – Company

As at 31 December 2025

Reference

Guidance notes

Statement of financial position/balance sheet

Comparative information

1. An entity shall present a third statement of financial position as at the beginning of the preceding period if: SFRS(I) 1-1 (40A)
   a. it applies an accounting policy retrospectively, makes a retrospective restatement of items in its financial statements or reclassifies items in its financial statements; and
   b. the retrospective application, retrospective restatement or the reclassification has a material effect on the information in the statement of financial position at the beginning of the preceding period.

   For further information, please refer to paragraphs 40B to 40D of SFRS(I) 1-1.

Cash pooling arrangement

SFRS(I) 1-7 Para 6, 7, 16(e), 16 (f), 17(c) and (d)

2. Cash pooling arrangements may take various form. Some cash pooling arrangements might be viewed as a single unit of account for accounting purposes (i.e. a single surplus or overdraft balance), such that the offsetting conditions in SFRS(I) 1-32 Para 42 would not need to be considered. If there is a single unit of account this will likely result in only one entity in the group having a cash balance with the bank, with the other group entities having intercompany receivable/payable instead of cash. Such an intercompany receivable might meet the definition of cash equivalent. Per SFRS(I) 1-7 Para 6 and Para 7, cash equivalents are defined as short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to insignificant risk of changes in value.

   Cash pooling arrangements are often complex and require careful assessment of their legal and operational structure. Each arrangement should be evaluated based on its specific facts and circumstances to determine overall substance of the arrangement Judgement may be required to determine whether the arrangement constitutes a single or multiple units of account and whether any intercompany receivables meet the definition of cash equivalents.

   Cash flows arising from cash pooling arrangement should be classified based on the nature of the balance. When the cash pooling results in a receivable position, it is considered an advances/loan made to other parties and corresponding changes in the intercompany balances should be presented as investing activities. When the cash pooling is in a payable position, it is considered as cash proceeds from loans, other short-term or long-term borrowings and the related cash flow movement should be presented as a financing activity accordingly.

Contract assets and contract liabilities

3. SFRS(I)15 Revenue from Contracts with Customers requires the presentation of any unconditional rights to consideration as a receivable separately from contract assets. However, contract assets, contract liabilities and receivables do not have to be referred to as such and do not need to be presented separately in the balance sheet as long as the entity provides sufficient information so that users of the financial statements can distinguish them from other items. SFRS(I) 15 (109)

Guidance notes

Statement of financial position/balance sheet (continued)

Presentation of right-of-use ("ROU") assets and lease liabilities

4. Right-of-use assets (except those meeting the definition of investment property) and lease liabilities do not need to be presented as a separate line items on the balance sheet, as long as they are disclosed separately in the notes. Where right-of-use assets are presented within the same line item as the corresponding underlying assets would be presented if they were owned, the lessee must disclose which line items in the balance sheet include those right-of-use assets. In this illustrative, we have presented lease liabilities within borrowings. SFRS(I) 16 (47)

   Right-of-use assets that meet the definition of investment property must be presented in the balance sheet as investment property. SFRS(I) 16 (48)

Presentation of balances in relation to supplier finance arrangements

5. Judgement might be needed to determine how to present supplier finance arrangements in the statement of financial position. In 2020, the 'Committee published an agenda decision on the presentation of a liability that is part of a supplier finance arrangement. The agenda decision explained that an entity presents a financial liability as a trade payable only when the liability:
   – represents a liability to pay for goods or services
   – is invoiced or formally agreed with the supplier; and
   – is part of the working capital used in the entity's normal operating cycle.

   Based on the terms and conditions of its supplier finance arrangement, PwC Holdings Ltd has determined to present the arrangement as a separate line item 'Liabilities under supplier finance arrangement'. Refer to guidance note 1 of note 30 for an example disclosure for this significant judgement.

6. The presentation of the liabilities under supplier finance arrangements is a particular area of judgement. For further guidance, refer to our in-depth Bringing transparency on supplier finance, which explains issues to consider when determining the appropriate presentation and disclosure of such arrangements.

Balance Sheet – Company

As at 31 December 2025

Reference

Guidance notes

Current/non-current distinction

7. An entity presents current and non-current assets and current and non-current liabilities, as separate classifications in its statement of financial position, except where a presentation based on liquidity provides information that is reliable and is more relevant. Where that exception applies, all assets and liabilities are presented broadly in order of liquidity. SFRS(I) 1-1 (60)

Whichever method of presentation is adopted, an entity shall disclose the amount expected to be recovered or settled after more than 12 months for each asset and liability line item that combines amounts expected to be recovered or settled (a) no more than 12 months after the reporting period, and (b) more than 12 months after the reporting period. SFRS(I) 1-1 (61)

Current assets include assets (such as inventories and trade receivables) that are sold, consumed or realised as part of the normal operating cycle, even where they are not expected to be realised within 12 months after the reporting period. Some current liabilities, such as trade payables and some accruals for employee and other operating costs, are part of the working capital used in the entity's normal operating cycle. Such operating items are classified as current liabilities, even if they are due to be settled more than 12 months after the reporting period. SFRS(I) 1-1 (66-70)

The operating cycle of an entity is the time between the acquisition of assets for processing and their realisation in the form of cash or cash equivalents. Where the entity's normal operating cycle is not clearly identifiable, its duration is assumed to be 12 months. SFRS(I) 1-1 (68)

Consolidated Statement of Changes in Equity

As at 31 December 2025

		Attributable to equity holders of the Company													
2025	Note	Share capital $'000	Treasury shares $'000	Share option reserve[3] $'000	Capital reserve[3] $'000	Fair value reserve[3] $'000	Hedging reserve[3] $'000	Currency translation reserve[3] $'000	Equity component of convertible bonds $'000	Asset revaluation reserve[3] $'000	Retained profits $'000	Total $'000	Non-controlling interests $'000	Total equity $'000	Reference
Balance as at 1 January 2025		**41,495**	**(2,022)**	**1,510**	**858**	**(1,485)**	**110**	**1,207**	**1,685**	**2,654**	**109,608**	**155,620**	**10,534**	**166,154**	SFRS(I) 1-1 (106)(d)
Profit for the year		-	-	-	-	-	-	-	-	-	41,483	41,483	3,624	45,107	SFRS(I) 1-1 (106)(d)(i)
Other comprehensive income for the year		-	-	-	-	1,379	798	489	-	535	-	3,201	367	3,568	SFRS(I) 1-1 (106)(d)(ii)
Total comprehensive income for the year		-	-	-	-	1,379	798	489	-	535	41,483	44,684	3,991	48,675	SFRS(I) 1-1 (106)(a)
Purchase of treasury shares	36	-	(1,754)	-	-	-	-	-	-	-	-	(1,754)	-	(1,754)	SFRS(I) 1-32 (33)
Employee share option scheme															
Value of employee services	37(b) (i)	-	-	672	-	-	-	-	-	-	-	672	-	672	SFRS(I) 2 (7)
Treasury shares re-issued	36 37(b) (i),(ii)	-	1,004	(972)	623	-	-	-	-	-	-	655	-	655	SFRS(I) 1-32 (33)
Issue of new shares	36	8,368	-	-	-	-	-	-	-	-	-	8,368	-	8,368	
Share issue expenses	36	(354)	-	-	-	-	-	-	-	-	-	(354)	-	(354)	
Dividends paid	39	-	-	-	-	-	-	-	-	-	(12,078)	(12,078)	(1,730)	(13,808)	SFRS(I) 1-1 (106) (d)(iii)
Total transactions with owners, recognised directly in equity		8,014	(750)	(300)	623	-	-	-	-	-	(12,078)	(4,491)	(1,730)	(6,221)	SFRS(I) 1-1 (106) (d)(iii)
Transfer upon disposal of investments	37(b) (iii)	-	-	-	-	(300)	-	-	-	-	300	-	-	-	
Hedging gain transferred to the carrying value of inventory purchased during the year	37(b) (iv)	-	-	-	-	-	178	-	-	-	-	178	-	178	
Balance at 31 December 2025		**49,509**	**(2,772)**	**1,210**	**1,481**	**(406)**	**1,086**	**1,696**	**1,685**	**3,189**	**139,313**	**195,991**	**12,795**	**208,786**	

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of Changes in Equity

As at 31 December 2025

2024	Note	Share capital $'000	Treasury shares $'000	Share option reserve[3] $'000	Capital reserve[3] $'000	Fair value reserve[3] $'000	Hedging reserve[3] $'000	Currency translation reserve[3] $'000	Equity component of convertible bonds $'000	Asset revaluation reserve[3] $'000	Retained profits $'000	Total $'000	Non-controlling interests $'000	Total equity $'000	Reference
		← Attributable to equity holders of the Company										→			
Balance at 1 January 2024		**41,495**	**(1,418)**	**1,636**	**488**	**(73)**	**87**	**588**	**1,685**	**2,202**	**83,017**	**129,707**	**8,252**	**137,959**	SFRS(I) 1-1 (106)(d)
Profit for the year		-	-	-	-	-	-	-	-	-	34,416	34,416	3,404	37,820	SFRS(I) 1-1 (106)(d)(i)
Other comprehensive income for the year		-	-	-	-	(1,155)	23	619	-	452	-	(61)	413	352	SFRS(I) 1-1 (106)(d)(ii)
Total comprehensive income for the year		**-**	**-**	**-**	**-**	**(1,155)**	**23**	**619**	**-**	**452**	**34,416**	**34,355**	**3,817**	**38,172**	SFRS(I) 1-1 (106)(a)
Transfer upon disposal of investments	37(b) (iii)	-	-	-	-	(257)	-	-	-	-	257	-	-	-	
Purchase of treasury shares	36	-	(2,389)	-	-	-	-	-	-	-	-	(2,389)	-	(2,389)	SFRS(I) 1-32 (33)
Employee share option scheme															
Value of employee services	37(b) (i)	-	-	715	-	-	-	-	-	-	-	715	-	715	SFRS(I) 2 (7)
Treasury shares re-issued	36 37(b) (i), (ii)	-	1,785	(841)	370	-	-	-	-	-	-	1,314	-	1,314	SFRS(I) 1-32 (33)
Disposal of controlling interest in subsidiary	13	-	-	-	-	-	-	-	-	-	-	-	(75)	(75)	
Dividends paid	39	-	-	-	-	-	-	-	-	-	(8,082)	(8,082)	(1,460)	(9,542)	SFRS(I) 1-1 (106) (d)(iii)
Total transactions with owners, recognised directly in equity		-	(604)	(126)	370	(257)	-	-	-	-	(7,825)	(8,442)	(1,535)	(9,977)	SFRS(I) 1-1 (106) (d)(iii)
Balance at 31 December 2024		**41,495**	**(2,022)**	**1,510**	**858**	**(1,485)**	**110**	**1,207**	**1,685**	**2,654**	**109,608**	**155,620**	**10,534**	**166,154**	

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of Changes in Equity

For the financial year ended 31 December 2025 **Reference**

Guidance notes

Consolidated Statement of Changes in Equity ("SoCE")

Presentation of each component of equity in the SoCE

1. SFRS(I) 1-1 requires an entity to show in the SoCE, for each component of equity, a reconciliation between the carrying amount at the beginning and end of the period. Components of equity include, e.g., each class of contributed equity, the accumulated balance of each class of other comprehensive income and retained profits. SFRS(I) 1-1 (106(d)), (108)

2. The reconciliation of changes in each component of equity shall show separately each item of comprehensive income. However, this reconciliation may be presented either in the notes or in the SoCE. This presentation illustrates the former.

3. An entity can choose to present the aggregation of reserve in the SoCE. For instance, share option reserve, fair value reserve, hedging reserve, currency translation reserve and asset revaluation reserve can be aggregated to be presented as "Other reserves". The entity should continue to disclose in the notes a description of the nature and purpose of each reserve within equity.

Consolidated Statement of Cash Flows

For the financial year ended 31 December 2025

	Note	2025 $'000	2024 $'000	Reference
				SFRS(I) 1-7 (1)
Cash flows from operating activities[1]				SGX 1207 (5(c))
Total profit		**45,107**	37,820	SFRS(I) 1-7 (10,18(b))
Adjustments for:				SFRS(I) 1-7 (20(b),(c))
– Income tax expense		**15,971**	14,817	
– Employee share option expense		**672**	715	
– Amortisation and depreciation		**23,025**	13,704	
– Impairment loss on goodwill		**500**	1,081	
– Gain on disposal of property, plant and equipment		**(170)**	-	
– Impairment loss on financial assets and contract assets		**850**	266	DV
– Fair value loss on derivatives		**1,641**	1,020	
– Fair value gain on financial assets, at FVPL		**(750)**	(515)	
– Net fair value losses/(gains) on investment properties		**1,906**	(174)	
– Interest income[3]		**(2,939)**	(2,144)	SFRS(I) 1-7 (31-34)
– Dividend income[3]		**(2,694)**	(1,547)	SFRS(I) 1-7 (31-34)
– Income from sub-lease		**(506)**	(355)	
– Finance expenses[3]		**9,739**	7,213	SFRS(I) 1-7 (31-34)
– Share of profit of associates and joint venture		**(761)**	(340)	
– Unrealised currency translation losses[8]		**2,211**	3,204	SFRS(I) 1-7 (25-28)
		93,802	74,765	
Change in working capital, net of effects from acquisition and disposal of subsidiaries:				SFRS(I) 1-7 (20)(a)
– Inventories		**5,081**	(2,898)	
– Trade and other receivables		**4,036**	3,063	
– Contract assets and liabilities		**(338)**	(518)	
– Other current assets		**132**	(203)	
– Financial assets, at FVPL		**(400)**	(515)	
– Trade and other payables		**(739)**	(147)	
– Provisions		**2,232**	82	
Cash generated from operations		**103,806**	73,629	
Interest received[3]		**732**	48	SFRS(I) 1-7 (31)
Interest paid[3]		**(182)**	(187)	SFRS(I) 1-7 (31)
Income tax paid[5]		**(16,608)**	(16,059)	SFRS(I) 1-7 (35), (36)
Net cash provided by operating activities		**87,748**	57,431	

The accompanying notes form an integral part of these financial statements.

Primary Statements

Consolidated Statement of Cash Flows

For the financial year ended 31 December 2025

	Note	2025 $'000	2024 $'000	Reference SFRS(I) 1-7 (1)
Cash flows from investing activities				SFRS(I) 1-7 (21)
Acquisition of a subsidiary, net of cash acquired	46	**(7,078)**	-	SFRS(I) 1-7 (39,42)
Prepayment of leases[6]		**(600)**	-	
Additions to property, plant and equipment[6]		**(2,561)**	(3,011)	SFRS(I) 1-7 (16)(a), (43)
Additions to investment property		**(735)**	(246)	SFRS(I) 1-7 (16)(a)
Additions to intangible assets		**(2,300)**	(1,492)	SFRS(I) 1-7 (16)(a)
Purchases of financial assets, at FVOCI		**(500)**	(174)	SFRS(I) 1-7 (16)(c)
Purchases of other investments, at amortised cost		**(1,500)**	-	SFRS(I) 1-7 (16)(c)
Disposal of a subsidiary, net of cash disposed of	13	**-**	2,757	SFRS(I) 1-7 (39,42)
Disposal of property, plant and equipment		**439**	-	SFRS(I) 1-7 (16)(b)
Disposal of investment property		**230**	-	SFRS(I) 1-7 (16)(b)
Disposal of financial assets, at FVOCI		**10,977**	1,113	SFRS(I) 1-7 (16)(d)
Loans to an associate		**(1,710)**	(212)	SFRS(I) 1-7 (16)(e)
Repayment of loans by an associate		**694**	1,440	SFRS(I) 1-7 (16)(f)
Sub-lease income received		**506**	355	
Dividends received[3]		**3,894**	1,547	SFRS(I) 1-7 (31)
Interest received[3]		**2,765**	1,742	SFRS(I) 1-7 (31)
Net cash provided by investing activities		**2,521**	3,819	

The accompanying notes form an integral part of these financial statements.

Primary Statements

Consolidated Statement of Cash Flows

For the financial year ended 31 December 2025

	Note	2025 $'000	2024 $'000	Reference
Cash flows from financing activities[7]				SFRS(I) 1-7 (21)
Bank deposits pledged		**150**	(250)	
Proceeds from issuance of ordinary shares		**8,368**	-	SFRS(I) 1-7 (17)(a)
Proceeds from re-issuance of treasury shares		**613**	1,229	SFRS(I) 1-7 (17)(b)
Share issue expense		**(354)**	-	SFRS(I) 1-7 (17)(b)
Proceeds from borrowings		**5,800**	9,300	SFRS(I) 1-7 (17)(c)
Proceeds received under a supplier finance arrangement[13]		**3,070**	2,520	SFRS(I) 1-7 (17)(c)
Purchase of treasury shares		**(1,754)**	(2,389)	SFRS(I) 1-7 (17)(b)
Repayment of borrowings		**(16,106)**	(33,082)	SFRS(I) 1-7 (17)(d)
Repayments to a financial institution under a supplier finance arrangement[13]		**(2,890)**	(2,490)	SFRS(I) 1-7 (17)(d)
Principal payment of lease liability[12]		**(5,573)**	(6,720)	SFRS(I) 1-7 (17)(e)
Interest paid[3,12]		**(4,428)**	(4,601)	SFRS(I) 1-7 (17)(31)
Dividends paid to redeemable preference shareholders[3]		**(1,950)**	(1,950)	
Dividends paid to equity holders of the Company		**(12,078)**	(8,082)	SFRS(I) 1-7 (17)(31)
Dividends paid to non-controlling interests		**(1,730)**	(1,460)	SFRS(I) 1-7 (17)(31)
Net cash used in financing activities		**(28,862)**	(47,975)	
Net increase in cash and cash equivalents		**61,407**	13,275	
Cash and cash equivalents				
Beginning of financial year		**26,760**	13,232	SFRS(I) 1-7 (45)
Effects of currency translation on cash and cash equivalents[9]		**1,850**	253	SFRS(I) 1-7 (28)
End of financial year	13	**90,017**	26,760	SFRS(I) 1-7 (45)

The accompanying notes form an integral part of these financial statements.

Primary Statements

Consolidated Statement of Cash Flows

For the financial year ended 31 December 2025 — Reference

Guidance notes

Consolidated Statement of Cash Flows

Direct method

1. An entity can present its cash flows from operating activities using either the direct or indirect method; the latter is illustrated in this publication. When the direct method is used, the cash flows from operating activities shall be presented as follows: SFRS(I) 1-7 (18(a))

SFRS(I) 1-7 (19)

	2025 $'000	2024 $'000
Cash flows from operating activities		
Cash receipts from customers	**246,226**	263,672
Cash paid to suppliers and employees	**(142,420)**	(190,043)
Cash generated from operations	**103,806**	73,629
Interest received	**732**	48
Interest paid	**(182)**	(187)
Income taxes paid	**(16,608)**	(16,059)
Net cash provided by operating activities	**87,748**	57,431

Consolidated Statement of Cash Flows

For the financial year ended 31 December 2025

Reference

Guidance notes

Consolidated statement of cash flows (continued)

Discontinued operations

2. Non-cash items excluded from profit for purposes of the statement of cash flows should include those non-cash items attributed to discontinued operations.

   The net cash flows attributable to operating, investing and financing activities of discontinued operations (including comparatives) shall either be disclosed in the notes or presented on the face of the statement of cash flows. This publication illustrates the scenario where the entity elects to disclose in the notes to the financial statements. Please refer to Note 11(b). SFRS(I) 5 (33(c))

   If the entity elects to present net cash flows on the face of the statement of cash flows, the relevant net cash flows should be presented under operating, investing and financing activities respectively. It is not appropriate to combine and present the net cash flows from three activities as one line item under operating, investing or financing activities.

Dividends and interest

3. Cash flows from interest and dividends received and paid shall each be disclosed separately and classified consistently from period to period. The interest amounts to be adjusted against profit after tax are the amounts charged or credited to profit or loss. The amounts to be shown under financing or investing cash flows shall be strictly cash paid or received during the period. Differences will be reflected in the changes in operating assets and liabilities or as additions to qualifying assets if interest has been capitalised in the cost of these assets. SFRS(I) 1-7 (31-34)

4. SFRS(I) 1-7 allows an entity to determine its policy choice for classifying cash flows from interest paid and interest and dividends received. This policy choice should be applied consistently. PwC Holdings Ltd has chosen to present interest paid from bank overdraft and interest received on financial assets held for cash management purposes as operating cash flows, dividends and interest received on other financial assets as investing cash flows because they are returns on the Group's investments and interest paid other than bank overdraft as financing cash flows because they are costs of obtaining financial resources. Dividends paid are classified in this publication as financing cash flows, because they are a cost of obtaining financial resources. However, they could also be classified as operating cash flows, to assist users in determining the ability of an entity to pay dividends out of operating cash flows.

Consolidated Statement of Cash Flows

Guidance notes

Consolidated statement of cash flows (continued)

Taxes on income

5. Cash flows from taxes on income shall be separately disclosed and shall be classified as cash flows from operating activities unless they can be specifically identified with financing and/or investing activities. SFRS(I) 1-7 (35)

   Taxes paid are usually classified as cash flows from operating activities as it is often impracticable to identify tax cash flows that are related to investing and/or financing activities. However, when it is practicable to be identified, the tax cash flow is classified as an investing and/or financing activity as appropriate. The total amount of taxes paid however needs to be disclosed. SFRS(I) 1-7 (36)

Additions to property, plant and equipment

6. Additions to property, plant and equipment in the statement of cash flows should be net of hedging gains/losses transferred from hedging reserve.

   The classification of payments made before commencement of the lease is determined based on the substance of the payments. For example, one-off upfront payment of all the lease payments on commencement would be presented as an investing cash flow. Partial prepayment at commencement might be classified as financing cash flow, consistent with the ongoing periodic payment.

   In this publication, the prepaid lease payment is classified under investing activities as it relates to an upfront payment of all the lease payments under the lease arrangement.

Changes in ownership interests that do not result in loss of control

7. Cash flow arising from changes in ownership interests in a subsidiary that does not result in a loss of control shall be classified as cash flows from financing activities. SFRS(I) 1-7 (42A)

Currency translation differences

8. The adjustment of total profit for unrealised currency translation (gains)/losses usually includes currency translation differences on monetary items that form part of investing or financing activities such as long-term loans. This is because these currency translation differences are included as a part of profit or loss for the financial year and need to be eliminated in arriving at the net cash flows from operating activities, as they do not relate to operating activities.

   On the other hand, unrealised currency translation differences on monetary items that form part of operating activities, such as trade receivables or payables, do not usually require such adjustments, as they are already adjusted through the change in working capital lines.

Guidance notes

Consolidated statement of cash flows (continued)

Currency translation differences (continued)

Currency translation differences that arise on the translation of foreign currency cash and cash equivalents should be reported in the statement of cash flows in order to reconcile opening and closing balances of cash and cash equivalents, separately from operating, financing and investing cash flows. SFRS(I) 1-7 (28)

Cash flows reported on a gross or net basis

9. Major classes of cash receipts and cash payments arising from investing and financing activities should be reported on a gross basis, except for the cash flows described in paragraphs 22 to 24 of SFRS(I) 1-7, which are reported on a net basis. SFRS(I) 1-7 (21)

Non-cash transactions

10. Investing and financing transactions that do not require the use of cash or cash equivalents shall be excluded from the statement of cash flows. Such transactions shall be disclosed elsewhere in the financial statements in a way that provides all the relevant information about these investing and financing activities. SFRS(I) 1-7 (43)

Classification of borrowing cost capitalised into cost of qualifying assets

11. The classification of payments of interest that are capitalised shall be classified in a manner consistent with the classification of the underlying asset to which those payments were capitalised. For example, payments of interest that are capitalised as part of cost of property, plant and equipment should be classified as part of an entity's investing activities; payments of interest that are capitalised as part of the cost of inventories should be classified as part of an entity's operating activities.

Leases

12. A lessee shall classify cash flows relating to leases as follows: SFRS(I) 16 (50)
    (a) Cash payments for the principal portion of the lease liabilities within financing activities;
    (b) Cash payments for the interest portion of the lease liabilities consistent with presentation of interest payments chosen by the Group; and
    (c) Short-term lease payments, payments for leases of low-value assets and variable lease payments that are not included in the measurement of the lease liabilities within operating activities.

Guidance notes

Consolidated statement of cash flows (continued)

Supplier finance arrangements

13. Judgement might be needed to determine how to present the cash flows that occur under supplier finance arrangements on the statement of cash flows.

    The 2020 IFRIC agenda decision noted that an entity's assessment of the nature of the liabilities that are part of a supplier finance arrangement might help in determining whether the related cash flows arise from operating or financing activities. For example, if the entity considers the related liability to be a trade or other payable that is part of the working capital used in the entity's principal revenue-producing activities, the entity presents cash outflows to settle the liability as arising from operating activities in its statement of cash flows. In contrast, if the entity considers that the related liability is not a trade or other payable because the liability represents borrowings of the entity, the entity presents cash outflows to settle the liability as arising from financing activities in its statement of cash flows.

    The agenda decision also notes that, if a cash inflow and cash outflow occurred for a buyer when an invoice is factored as part of a supplier financing arrangement, the buyer presents those cash flows in its statement of cash flows. However, SFRS(I) 1-7 does not provide explicit guidance on how an entity determines whether a cash flow occurred for the buyer in circumstances where another party makes a payment on the entity's behalf.

    Based on the terms and conditions of its supplier finance arrangement, PwC Holdings Ltd has determined that the presentation of an operating cash outflow and a financing cash inflow at the point in time when the bank pays the supplier, along with a financing cash outflow when PwC Holdings Ltd subsequently makes the payment to the bank, is the most appropriate. Refer to guidance Note 1 of Note 30 for an example disclosure for this significant judgement.

    The presentation of the cash flows from supplier finance arrangements is a particular area of judgement. For further guidance refer to our practical guide Bringing transparency on supplier finance, which explains issues to consider when determining the appropriate presentation and disclosure of such arrangements.

Material Accounting Policy Information

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. General information

PwC Holdings Ltd (the "Company") is listed on the Singapore Exchange and incorporated and domiciled in Singapore. The address of its registered office is 350 Harbour Street, PwC Centre, #30-00, Singapore 049929.[1] SFRS(I) 1-1 (138(a))

The principal activities of the Company are the manufacturing and sale of electronic component parts, and investment holding. The principal activities of its subsidiaries are the manufacturing and sale of electronic component parts, the sale of furniture, the construction of specialised equipment and logistic services. SFRS(I) 1-1 (138(b))

Guidance notes

General information

Change of company name

If the company changes its name during the financial year and up to the date of the financial statements, the change shall be disclosed. A suggested disclosure is as follows: SFRS(I) 1-1 (51(a))

"With effect from [effective date of change], the name of the Company was changed from [XYZ Pte Ltd] to [ZYX Pte Ltd]."

Further, all references to the company's name in directors' statement, auditors' report and financial statements should be based on the new name, followed by the words "Formerly known as [old name]."

2. Material accounting policy information[1-8] SFRS(I) 1-1 (112(a))

2.1 Basis of preparation

These financial statements have been prepared in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)s") under the historical cost convention, except as disclosed in the accounting policies below. SGX 1207 (5(d)) SFRS(I) 1-1 (117(a))

The preparation of 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 are disclosed in Note 3. DV

Return to Primary Statements

Guidance notes

Disclosure of accounting policies

1. In deciding whether a particular accounting policy shall be disclosed, management considers whether the disclosure will assist users in understanding how transactions, other events and conditions are reflected in the reported financial performance and financial position. SFRS(I) 1-1 (119)

   Accounting policies shall be disclosed for all material components. The accounting policies illustrated in this publication must be tailored if they are adopted by other reporting entities to suit the particular circumstances and needs of readers of those financial statements.

2. Disclosure of accounting policies is particularly useful to users when there are alternatives allowed in Standards and Interpretations. SFRS(I) 1-1 (119)

   An example is the measurement bases used for classes of property, plant and equipment (SFRS(I) 1-16).

3. SFRS(I) 1-1 requires entities to disclose their material accounting policies. SFRS(I) 1-1 defines what is 'material accounting policy information' and explain how to identify when accounting policy information is material. They further clarify that immaterial accounting policy information does not need to be disclosed. If it is disclosed, it should not obscure material accounting policy information.

4. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general-purpose financial statements make on the basis of those financial statements. SFRS(I) 1-1 (117)

5. Even if a transaction or other event is material in terms of amounts, accounting policy information could be omitted if the information itself is not material for an understanding of the entity's accounting for that particular transaction or event. Conversely, accounting policy information for less significant transactions or other events could, because of the nature of the related transaction or event, be material. SFRS(I) 1-1 (117A)

Guidance notes

Going concern assumption

6. When management is aware of material uncertainties related to events or conditions which may cast significant doubt upon the entity's ability to continue as a going concern, those uncertainties shall be disclosed, even if management eventually concludes that it is appropriate to prepare the financial statements on a going concern basis. SFRS(I) 1-1 (25), (26)

   One disclosure example is "These financial statements are prepared on a going concern basis because the holding company has confirmed its intention to provide continuing financial support so that the Company is able to pay its debts as and when they fall due".

7. When the financial statements are not prepared on a going concern basis, that fact shall be disclosed, together with the basis on which the financial statements are prepared and the reason why the entity is not considered a going concern. SFRS(I) 1-1 (25)

   One disclosure example is "These financial statements are prepared on a realisation basis because management intends to liquidate the Company within 12 months from the balance sheet date".

Tariff changes and impacts

8. The imposition of new or increased tariffs introduces complexities for businesses that might affect operating results, liquidity and financial reporting. An entity should consider the relevant impacts on financial reporting when preparing financial statements and increase the relevance of some disclosures.

   In light of tariff changes, an entity may need to consider the potential impacts on:
   - Cost capitalisation,
   - Contracts with customers,
   - Impairment of non-financial assets (e.g. inventory, goodwill),
   - Onerous contracts,
   - Recoverability of deferred tax assets,
   - Transfer pricing arrangement,
   - Additional disclosures and going concern assessment

   The effects of tariff changes in PwC Holdings Ltd have not been illustrated in the financial statements of this publication. Please refer to In brief - Year-end reporting issues relating to the February 2025 US tariffs on Canada, Mexico and China and In brief - Tariffs: the price tag of global trade on financial reporting for more guidance.

Disclosures

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2.1 Basis of preparation (continued)

Interpretations and amendments to published standards effective in 2025[1, 2]

SFRS(I) 1-8 (28)

On 1 January 2025, the Group has adopted the new or amended SFRS(I) and Interpretations of SFRS(I) ("INT SFRS(I)") that are mandatory for application for the financial year. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I) and INT SFRS(I).

The adoption of these new or amended SFRS(I) and INT SFRS(I) did not result in substantial changes to the Group's accounting policies and had no material effect on the amounts reported for the current or prior financial years.

Guidance notes

Basis of preparation – New or amended Standards and Interpretations effective for 2025 calendar year-ends

SFRS(I) 1-8 (28)

1. The following are the other new or amended Standards and Interpretations that should be disclosed in the Basis of preparation note if the change in accounting policy had a material effect on the current or prior periods, or may have a material effect on future periods:

   Effective for annual periods beginning on or after 1 January 2025:

1 January 2025	Amendments to: SFRS(I) 1-21: Lack of Exchangeability

   The amendments listed above did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

Disclosures

Guidance notes

Basis of preparation – New or amended Standards and Interpretations effective after 1 January 2025

2. The following are the new or amended Standards and Interpretations (issued by the ASC up to 31 October 2025) that are not yet applicable but may be early adopted for the current financial year. For more recent information subsequent to 31 October 2025, please refer to ACRA website.

Annual periods commencing on	Description
1 January 2026	Amendments to SFRS(I) 9 and SFRS(I) 7: Amendments to the Classification and Measurement of Financial Instruments
	Annual Improvements to SFRS(I)s - Volume 11
	Amendments to SFRS(I) 9 and SFRS(I) 7: Contracts Referencing Nature-dependent Electricity
1 January 2027	SFRS(I) 18: Presentation and Disclosure in Financial Statements
	SFRS(I) 19: Subsidiaries without Public Accountability: Disclosures

The new or amended accounting Standards and Interpretations listed above are not mandatory for 31 December 2025 reporting periods and have not been early adopted by the Group. These are not expected to have a material impact on the Group in the current or future reporting periods and on foreseeable future transactions, except for SFRS (I) 18 as its impacts on presentation and disclosure are expected to be pervasive, in particular, those related to the consolidated statement of comprehensive income and providing management-defined performance measures within the financial statements. The Group is currently assessing the detailed implication of applying the new standard on the Group's consolidated financial statements.

Please refer to In brief INT2024-06 - IFRS 18 is here: redefining financial performance reporting and In brief INT2024-21 - PwC guidance on new disclosure standard IFRS 19 for subsidiaries without public accountability for further guidance.

2.2 Revenue

(a) Wholesale of furniture and electronic equipment

The Group manufactures and sells a range of furniture and electronic equipment in the wholesale market. Sales are recognised when control of the goods has transferred. Control is considered to be transferred at the point in time when the products have been delivered to the wholesaler, the wholesaler has full discretion over the channel and price to sell the products, and there is no unfulfilled obligation that could affect the wholesaler's acceptance of the products. Delivery has occurred when the products have been shipped to the specific location, the risks of obsolescence and loss have been transferred to the wholesaler, and the wholesaler has accepted the goods. SFRS(I) 15 (119(a), (c)) SFRS(I) 15 (125)

Furniture is often sold with retrospective volume discounts based on aggregate sales over a 12-month period. Revenue from these sales is recognised based on the price specified in the contract, net of the estimated volume discounts[4]. Accumulated experience is used to estimate and provide for the discounts, using the expected value method, and revenue is only recognised to the extent that it is highly probable that a significant reversal will not occur. A refund liability is recognised for expected volume discounts payable to customers in relation to sales made until the end of the reporting period. No significant element of financing is deemed present as the sales are made with a credit term of 30 days, which is consistent with market practice. The Group's obligation to provide a refund for faulty products under the standard warranty terms is recognised as a provision. A provision is made for estimated warranty claims in respect of products sold which are still under warranty at the end of the reporting period. The claims are expected to be settled in the next financial year. SFRS(I) 15 (126(a), (c)) SFRS(I) 15 (119(b)) SFRS(I) 15 (126(d))

A receivable (financial asset) is recognised when the goods are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before payment is due. SFRS(I) 15 (117)

Disclosures

2.2 Revenue (continued)

(b) Retail of household furniture

The Group operates a chain of retail stores selling household furniture. Revenue from the sale of these goods is recognised at a point in time when the furniture is delivered to the customer. SFRS(I) 15 (119(a), (c)) SFRS(I) 15 (125)

Payment of the transaction price is due immediately when the customer purchases the furniture. However, the customer has a right to return the goods to the Group within 28 days of delivery to the customer. Therefore, a refund liability and a right to the returned goods (included in other current assets) are recognised for products expected to be returned. Accumulated experience is used to estimate such returns at the time of sale at a portfolio level (expected value method). Because the number of products returned has been steady for years, it is highly probable that a significant reversal in the cumulative revenue recognised will not occur. The validity of this assumption and the estimated amount of returns are reassessed at each reporting date. The asset is measured by reference to the former carrying amount of the product. The costs to recover the products are not material, because the customer usually returns the product in a saleable condition at the store. SFRS(I) 15 (119(b), (d)) SFRS(I) 15 (126(d))

The Group does not operate any customer loyalty programme[1].

(c) Logistics services

Revenue from logistics services is recognised in the accounting period in which the services are rendered. For fixed-price contracts, revenue is recognised based on the actual service provided to the end of the reporting period as a proportion of the total services to be provided. This is determined based on the actual labour hours spent relative to the total expected labour hours. SFRS(I) 15 (119(a), (c)) SFRS(I) 15 (124)

The customers are only invoiced once every two months. A contract asset is recognised for the cumulative revenue recognised but not yet invoiced. SFRS(I) 15 (119(b)) SFRS(I) 15 (117)

Disclosures

Return to Primary Statements

2.2 Revenue (continued)

(d) Construction of specialised equipment

The construction division manufactures and produces specialised equipment for customers through fixed-price contracts. Revenue is recognised when the control over the specialised equipment has been transferred to the customer. At contract inception, the Group assesses whether the Group transfers control of the equipment over time or at a point in time by determining if (a) its performance does not create an asset with an alternative use to the Group; and (b) the Group has an enforceable right to payment for performance completed to date. SFRS(I) 15 (119(a), (c)) SFRS(I) 15 (123)

The specialised equipment has no alternative use for the Group due to contractual restriction, and the Group has enforceable rights to payment arising from the contractual terms. For these contracts, revenue is recognised over time by reference to the Group's progress towards completing the construction of the specialised equipment. The measure of progress is determined based on the proportion of contract costs incurred to date relative to the estimated total contract costs. Costs incurred that are not related to the contract or that do not contribute towards satisfying a performance obligation are excluded from the measure of progress and instead are expensed as incurred. SFRS(I) 15 (123) SFRS(I) 15 (124)

For certain contracts where the Group does not have an enforceable right to payment, revenue is recognised only when the completed specialised equipment is delivered to the customers and the customers have accepted it in accordance with the sales contract. SFRS(I) 15 (125)

The period between the transfer of the promised goods and payment by the customer may exceed one year. For such contracts, there is no significant financing component present as the payment terms are an industry practice to protect the customer from the performing entity's failure to adequately complete some or all of its obligations under the contract. As a consequence, the Group does not adjust any of the transaction prices for the time value of money[2,3]. SFRS(I) 15 (119(b))

Estimates of revenues, costs or extent of progress toward completion are revised if circumstances change. Any resulting increases or decreases in estimated revenues or costs are reflected in the profit or loss in the period in which the circumstances that give rise to the revision become known by management. SFRS(I) 15 (117)

The customer is invoiced on a milestone payment schedule. If the value of the goods transferred by the Group exceeds the payments, a contract asset is recognised. If the payments exceed the value of the goods transferred, a contract liability is recognised.

Disclosures

Return to Primary Statements

2.2 Revenue (continued)

(d) Construction of specialised equipment (continued)

For costs incurred in fulfilling the contract which are within the scope of another SFRS(I) (e.g. Inventories), these have been accounted for in accordance with those other SFRS(I). If these are not within the scope of another SFRS(I), the Group will capitalise these as contract costs assets only if (a) these costs relate directly to a contract or an anticipated contract which the Group can specifically identify; (b) these costs generate or enhance resources of the Group that will be used in satisfying (or in continuing to satisfy) performance obligations in the future; and (c) these costs are expected to be recovered. Otherwise, such costs are recognised as an expense immediately. SFRS(I) 15 (95)

Capitalised contract costs are subsequently amortised on a systematic basis as the Group recognises the related revenue over time. An impairment loss is recognised in the profit or loss to the extent that the carrying amount of capitalised contract costs exceeds the expected remaining consideration less any directly related costs not yet recognised as expenses. SFRS(I) 15 (99) SFRS(I) 15 (101)

(e) Dividend income

Dividend income is recognised when the right to receive payment is established, it is probable that the economic benefits associated with the dividend will flow to the Group, and the amount of the dividend can be reliably measured. SFRS(I) 9 (5.7.1A)

Guidance notes

Revenue

1. The revenue recognition policy for each principal activity is required to be disclosed and the disclosure should be tailored to the entity's specific revenue sources and terms of business so as to provide the readers with information for a proper understanding of the policies. For example, the following disclosure can be considered if the Group operates a customer loyalty programme:

   "The Group operates a loyalty programme where retail customers accumulate points for purchases made which entitle them to discounts on future purchases. Revenue from the awarded points are recognised when the points are redeemed or when they expire 12 months after the initial sale.

   Critical judgements in allocating the transaction price

   The points provide a material right to customers that they would not receive without entering into a contract. Therefore, the promise to provide points to the customer is a separate performance obligation. The transaction price is allocated to the product and the points on a relative stand-alone selling price basis. Management estimates the stand-alone selling price per point based on the discount granted when the points are redeemed and on the likelihood of redemption. Likelihood of redemption is estimated using past experience and redemption forecasts. The stand-alone selling price of the product sold is estimated on the basis of the retail price. Discounts are not considered as they are only given in rare circumstances.

   A contract liability is recognised until the points are redeemed or expire.

Reference

Guidance notes

Significant financing component

2. In this illustration, the Group does not have any significant financing component in its contracts with customers. For entities with significant financing component in its contracts with customers, the following disclosure can be considered: SFRS(I) 15 (60-65)

   "An element of significant financing is deemed present for the Group's construction of specialised equipment. In determining the transaction price, the Group adjusts the promised consideration for the effects of the significant financing component using a discount rate that would be reflected in a separate financing transaction between the Group and its customer at contract inception, such that it reflects the credit characteristics of the party receiving financing in the contract."

3. Entities electing the practical expedient on the accounting for significant financing component (where the period between the transfer of control of good or service and payment date is one year or less) may consider the following disclosure:

   "The Group has elected to apply the practical expedient not to adjust the transaction price for the existence of significant financing component when the period between the transfer of control of good or service to a customer and the payment date is one year or less."

Consideration payable to customers

SFRS(I) 15 (70-72)

4. In this illustration, the Group provides volume discounts, which are payments to customers where the payments are not for distinct goods or services from the customers.

   If the payment is for distinct goods or services received from the customer, the Group accounts for any excess of the consideration payable to the customer over the fair value of the distinct goods or services as a reduction of the transaction price. If the fair value of the goods or services received from the customer cannot be reliably estimated, the Group accounts for all of the consideration payable to the customer as a reduction of the transaction price.

Incremental costs of obtaining a contract

5. The Group shall recognise as an asset the incremental costs of obtaining a contract with a customer if the Group expects to recover those costs.

   As a practical expedient, the Group may recognise the incremental costs of obtaining a contract as an expense when incurred if the amortisation period of the asset that the Group otherwise would have recognised in one year or less. If a Group elects to use the practical expedient, the Group shall disclose the fact.

Guidance notes

Contract modifications

6. In this illustration, the Group does not have any significant contract modifications. Entities with contract modifications should account for contract modifications as follows: SFRS(I) 15 (18-21)

- Contract modifications that add distinct goods or services at their standalone selling prices are accounted for as separate contracts;
- Contract modifications that add distinct goods or services but not at their standalone selling prices are accounted for as a continuation of the existing contract. The Group combines the remaining consideration in the original contract with the consideration promised in the modification to create a new transaction price that is then allocated to all remaining performance obligations.
- Contract modifications that do not add distinct goods or services are accounted for as a continuation of the original contract and the change is recognised as a cumulative adjustment to revenue at the date of modification.

2.3 Interest income[1]

Interest income from financial assets at FVPL is included as part of the net fair value gains or losses in "Other gains and losses". Interest income from financial assets at amortised cost and FVOCI is recognised using the effective interest rate method. SFRS(I) 15 (5) SFRS(I) 9 (5.4.1)

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that subsequently become credit-impaired. For credit impaired financial assets, the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance). SFRS(I) 9 (5.4.1)

Guidance notes

Interest income

1. The classification of finance income depends on the entity's accounting policy for such items. Where earning interest income is part of the entity's ordinary activities rather than an incidental benefit, the interest income should be included within the main 'revenue' heading and separately disclosed in the statement of profit or loss, if material. In other cases, entities might take the view that finance income is most appropriately included as 'other income' or as a separate line item in arriving at operating profit (if disclosed). Although entities have some discretion in the way in which finance income is included in the statement of comprehensive income, the presentation policy adopted should be applied consistently and disclosed if material. SFRS(I) 1-1 (82(a))

2.4 Government grants

Grants from the government are recognised as a receivable at their fair value when there is reasonable assurance that the grant will be received and the Group will comply with all the attached conditions. SFRS(I) 1-20 (7)

Government grants receivable are recognised as income over the periods necessary to match them with the related costs which they are intended to compensate, on a systematic basis. Government grants relating to expenses are shown separately as other income[1]. SFRS(I) 1-20 (12)

Government grants relating to assets are deducted against the carrying amount of the assets[2]. SFRS(I) 1-20 (24)

Guidance notes

Government grants

1. Grants relating to income or compensation for costs already incurred should be presented as a credit to the statement of comprehensive income, either separately or under a general heading such as "Other Income". Alternatively, they may be deducted in reporting the related expense. SFRS(I) 1-20 (29)

2. Grants relating to assets shall be presented in the balance sheet either by setting up the grant as deferred income or by deducting the grant in arriving at the carrying value of the asset. SFRS(I) 1-20 (24)

   Both methods are acceptable for the presentation of grants relating to income and assets, and this needs to be consistently applied for all similar grants. Management should apply judgement in determining which grants are similar for the presentation applied to the financial statements. Where the grants are dissimilar and different method of presentation is adopted in the financial statements, disclosure of this method of presentation and the basis in the accounting policy is required. SFRS(I) 1-8 (13)

Disclosures

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2.5 Group accounting

(a) Subsidiaries

(i) Consolidation

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date on that control ceases. SFRS(I) 10 (5-7) SFRS(I) 10 (20) SFRS(I) 10 (25)

In preparing the consolidated financial statements[1,2], transactions, balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment indicator of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group. SFRS(I) 10 (B86) SFRS(I) 10 (B87)

Non-controlling interests comprise the portion of a subsidiary's net results of operations and its net assets, which is attributable to the interests that are not owned directly or indirectly by the equity holders of the Company. They are shown separately in the consolidated statement of comprehensive income, statement of changes in equity, and balance sheet. Total comprehensive income is attributed to the non-controlling interests based on their respective interests in a subsidiary, even if this results in the non-controlling interests having a deficit balance. SFRS(I) 10 (B94)

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2.5 Group accounting (continued)

(a) Subsidiaries (continued)

(ii) Acquisitions

The acquisition method of accounting is used to account for business combinations entered into by the Group. SFRS(I) 3 (4)

The consideration transferred for the acquisition of a subsidiary or business comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes any contingent consideration arrangement and any pre-existing equity interest in the subsidiary measured at their fair values at the acquisition date. SFRS(I) 3 (37) SFRS(I) 3 (39)

Acquisition-related costs are expensed as incurred. SFRS(I) 3 (53)

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. SFRS(I) 3 (18), (20)

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets. SFRS(I) 3 (19)

The excess of (a) the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the (b) fair value of the identifiable net assets acquired is recorded as goodwill. Please refer to the paragraph "Intangible assets – Goodwill" for the subsequent accounting policy on goodwill[4]. SFRS(I) 3 (32)

(iii) Disposals

When a change in the Group's ownership interest in a subsidiary results in a loss of control over the subsidiary, the assets and liabilities of the subsidiary including any goodwill are derecognised. Amounts previously recognised in other comprehensive income in respect of that entity are also reclassified to profit or loss or transferred directly to retained earnings if required by a specific SFRS(I). SFRS(I) 10 (B98)

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2.5 Group accounting (continued)

(a) Subsidiaries (continued)

(iii) Disposals (continued)

Any retained equity interest in the entity is remeasured at fair value. The difference between the carrying amount of the retained interest at the date when control is lost and its fair value is recognised in profit or loss. SFRS(I) 10 (B98(b)(iii))

Please refer to the paragraph "Investments in subsidiaries, associates and joint ventures" for the accounting policy on investments in subsidiaries in the separate financial statements of the Company[1]. DV

Guidance notes

Group accounting – (a) Subsidiaries

Exemption from preparing consolidated financial statements

1. When a parent is exempted under paragraph 4(a) of SFRS(I) 10 from preparing consolidated financial statements and elects to use the exemption and prepare separate financial statements of the company, the following disclosure can be considered: SFRS(I) 10 (4(a))

"These financial statements are the separate financial statements of [Company name]. The Company is exempted from the requirement to prepare consolidated financial statements as the Company is [a wholly-owned subsidiary of PwC Corporate Limited, a Singapore-incorporated company which produces consolidated financial statements available for public use that comply with SFRS(I)s or IFRS]. The registered office of PwC Corporate Limited, where those consolidated financial statements can be obtained, is as follows: 320 Pier Street, #17-00 Singapore 049900." SFRS(I) 1-27 (16(a))

The exempted parent that elects to prepare separate financial statements shall also disclose a list of significant investments in subsidiaries, joint ventures and associates, including the name, principal place of business (and if different, country of incorporation), proportion of ownership interest (and if different, proportion of voting rights held) and a description of the method used to account for these investments. SFRS(I) 1-27 (16(b, c))

Disclosures

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Guidance notes

Group accounting – (a) Subsidiaries (continued)

Exception to consolidation – when a parent is an investment entity

2. When an investment entity that is a parent (other than a parent covered by paragraph 16 of SFRS(I) 1-27) prepares, in accordance with paragraph 8A of SFRS(I) 1-27 Separate Financial Statements as its only financial statements, the following disclosure should be considered: SFRS(I) 10 (31)

   "These financial statements are the separate financial statements of [Company name]. The Company has not prepared consolidated financial statements as the Company has determined that it meets the definition of an Investment Entity per paragraph 27 of SFRS(I) 10 Consolidated Financial Statements. Accordingly, the Company has measured its investment in subsidiaries at fair value through profit or loss in accordance with SFRS(I) 9 Financial Instruments." SFRS(I) 1-27 (16A)

   The investment entity that is a parent shall also present the disclosures relating to investment entities required by SFRS(I) 12 Disclosure of Interests in Other Entities. SFRS(I) 12 (9A – B), (19A-G) SFRS(I) 1-27 (16A)

Reporting dates of parent and its subsidiaries

3. This publication illustrates the situation where the financial statements of the parent and its subsidiaries used in the preparation of the consolidated financial statements have the same reporting date. Where it is impracticable to do so, the parent may use financial statements of a subsidiary as of a different reporting date provided the difference in periods does not exceed three months, adjustments are made for the effects of significant transactions or events occurring during that period, and the length of reporting periods and any difference in the reporting dates are the same from period to period. Where this occurs, the reporting date of the financial statements of the subsidiary shall be disclosed, together with the reason for using a different reporting date or period. SFRS(I) 10 (B92), (B93) SFRS(I) 12 (11)

   A similar requirement applies to the financial statements of associates and joint ventures used for the purpose of equity accounting. SFRS(I) 12 (22(b))

Disclosures

Guidance notes

Group accounting – (a) Subsidiaries (continued)

Bargain purchase

4. When the sum of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition date fair value of any previous equity interest in the acquiree is less than the fair value of the identifiable net assets of the subsidiary acquired, the difference – often referred to as "negative goodwill" – is recognised in profit or loss. The following is an illustrative disclosure when "negative goodwill" arises on an acquisition of business (to be inserted after the sentence describing the computation of goodwill): SFRS(I) 3 (34)

   "If those amounts are less than the fair value of the identifiable net assets of the subsidiary acquired and the measurement of all amounts has been reviewed, the difference is recognised directly in profit or loss as a gain from bargain purchase."

   Before recognising a gain on a bargain purchase, management shall reassess whether it has correctly identified all of the assets acquired and all of the liabilities assumed and shall recognise any additional assets or liabilities that are identified in that review. The objective is to ensure that measurements appropriately reflect consideration of all available information as of the acquisition date. SFRS(I) 3 (36)

   For further information, please refer to Application Guidance B64(n) of SFRS(I) 3

Disclosures

2.5 Group accounting (continued)

(b) Transactions with non-controlling interests

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as transactions with equity owners of the Company. Any difference between the change in the carrying amounts of the non-controlling interest and the fair value of the consideration paid or received is recognised within equity attributable to the equity holders of the Company. SFRS(I) 10 (23) SFRS(I) 10 (B96)

(c) Associates and joint ventures[1,2,4,5]

Associates are entities over which the Group has significant influence, but not control, generally accompanied by a shareholding giving rise to voting rights of 20% and above. SFRS(I) 1-28 (5)

Joint ventures are entities over which the Group has joint control as a result of contractual arrangements, and rights to the net assets of the entities. SFRS(I) 11 (16)

Investments in associates and joint ventures are accounted for in the consolidated financial statements using the equity method of accounting less impairment losses, if any. SFRS(I) 1-28 (16)

(i) Acquisition SFRS(I) 1-27 (10(a))

Investments in associates and joint ventures are initially recognised at cost. The cost of an acquisition is measured at the fair value of the assets given, equity instruments issued or liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Goodwill on associates and joint ventures represents the excess of the cost of acquisition of the associates or joint ventures over the Group's share of the fair value of the identifiable net assets of the associates or joint ventures and is included in the carrying amount of the investments[4]. SFRS(I) 1-28 (32(a))

Disclosures

2.5 Group accounting (continued)

(c) Associates and joint ventures (continued)

(ii) Equity method of accounting | SFRS(I) 1-28 (10)

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise Group's share of post-acquisition profits or losses of the investee in profit or loss and its share of movements of the investee's other comprehensive income in other comprehensive income. Dividends received or receivable from the associates or joint ventures are recognised as a reduction of the carrying amount of the investments. When the Group's share of losses in an associate or joint venture equals to or exceeds its interest in the associate or joint venture, the Group does not recognise further losses, unless it has legal or constructive obligations to make, or has made, payments on behalf of the associate or joint venture. If the associate or joint venture subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised. Interest in an associate or joint venture includes any long-term loans for which settlement is never planned nor likely to occur in the foreseeable future. | SFRS(I) 1-28 (38), (39)

Unrealised gains on transactions between the Group and its associates or joint ventures are eliminated to the extent of the Group's interest in the associates or joint ventures. Unrealised losses are also eliminated unless the transactions provide evidence of impairment of the assets transferred. The accounting policies of associates or joint ventures are changed where necessary to ensure consistency with the accounting policies adopted by the Group. | SFRS(I) 1-28 (28) | SFRS(I) 1-28 (29) | SFRS(I) 1-28 (35), (36)

(iii) Disposals

Investments in associates or joint ventures are derecognised when the Group loses significant influence or joint control. If the retained equity interest in the former associate or joint venture is a financial asset, the retained equity interest is measured at fair value. The difference between the carrying amount of the retained interest at the date when significant influence or joint control is lost, and its fair value and any proceeds on partial disposal, is recognised in profit or loss[3]. | SFRS(I) 1-28 (22(b))

Please refer to the paragraph "Investments in subsidiaries, associates, and joint ventures" for the accounting policy on investments in associates and joint ventures in the separate financial statements of the Company. | DV

Disclosures

Guidance notes

Group accounting – (c) Associates and joint ventures

Reporting dates of investor and its associates

1. Please refer to guidance note 3 under Group accounting – (a) Subsidiaries. SFRS(I) 1-28 (33), (34)

Exemptions from applying equity accounting

2. Exemption from applying equity accounting to its investments in associates or joint ventures is available to an entity when it meets the same conditions as those required under SFRS(I) 10 to be exempted from preparing consolidated financial statements. Please refer to guidance note 1 under Group accounting – (a) Subsidiaries. SFRS(I) 1-28 (17)

   In addition, when an investment in associates or joint venture, or a portion of an investment in associates or joint venture, is held by, or is held indirectly through, an entity that is a venture capital organisation, or a mutual fund, unit trust and similar entities, the entity may elect to measure investments in those associates and joint ventures, or the portion of those investments, at fair value through profit or loss in accordance with SFRS(I) 9. An entity shall make this election separately for each associate or joint venture, at initial recognition of the associate or joint venture. SFRS(I) 1-28 (18), (19)

Decrease in interest in associates

3. When significant influence or joint control is not lost, only a proportionate share of the amounts previously recognised in other comprehensive income relating to that associate or joint venture are reclassified to profit or loss and form part of the gain or loss on partial disposal. On the other hand, when significant influence or joint control is lost, the entire amounts previously recognised in other comprehensive income relating to that associate or joint venture are reclassified to profit or loss. SFRS(I) 1-28 (25) SFRS(I) 1-28 (22(c)), (23)

Bargain purchase

4. On acquisition of the investment, when the Group's share of the fair value of the identifiable net assets of the associate or joint venture exceeds the cost of acquisition paid by the Group, the excess is recognised in profit or loss as part of the share of profit from associate or joint venture. SFRS(I) 1-28 (32(b))

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Guidance notes

Group accounting – (c) Associates and joint ventures (continued)

Joint operations

5. When the joint arrangement is classified as a joint operation, the following disclosure should be considered:

"The Group's joint operations are joint arrangements whereby the parties (the joint operators) that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. SFRS(I) 11 (15)

The Group recognises, in relation to its interest in the joint operation: SFRS(I) 11 (20)
- its assets, including its share of any assets held jointly;
- its liabilities, including its share of any liabilities incurred jointly;
- its revenue from the sale of its share of the output arising from the joint operation;
- its share of the revenue from the sale of the output by the joint operation; and
- its expenses, including its share of any expenses incurred jointly.

When the Group sells or contributes assets to a joint operation, the Group recognises gains or losses on the sale or contribution of assets that is attributable to the interest of the other joint operators. The Group recognises the full amount of any loss when the sale or contribution of assets provides evidence of a reduction in the net realisable value, or an impairment loss, of those assets. SFRS(I) 11 (B34), (B35)

When the Group purchases assets from a joint operation, it does not recognise its share of the gains and losses until it resells the assets to a third party. However, a loss on the transaction is recognised immediately if the loss provides evidence of a reduction in the net realisable value of the assets to be purchased or an impairment loss. SFRS(I) 11 (B36), (B37)

The accounting policies of the assets, liabilities, revenues and expenses relating to the Group's interest in a joint operation have been changed where necessary to ensure consistency with the accounting policies adopted by the Group. SFRS(I) 11 (21)

The Company applies the same accounting policy on joint operations in its separate financial statements." DV

2.6 Property, plant and equipment

(a) Measurement[1-5]

(i) Land and buildings

Land and buildings are initially recognised at cost. Freehold land is subsequently carried at the revalued amount less accumulated impairment losses. Buildings and leasehold land are subsequently carried at the revalued amounts less accumulated depreciation and accumulated impairment losses. SFRS(I) 1-16 (15, 31)

Land and buildings are revalued by independent professional valuers on a triennial basis and whenever their carrying amounts are likely to differ materially from their revalued amounts. When an asset is revalued, any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset. The net amount is then restated to the revalued amount of the asset. SFRS(I) 1-16 (34) SFRS(I) 1-16 (35(b))

Increases in carrying amounts arising from revaluation, including currency translation differences, are recognised in other comprehensive income and accumulated in equity, unless they reverse a revaluation decrease of the same asset previously recognised in profit or loss. In this case, the increase is recognised in profit or loss. Decreases in carrying amounts are recognised in other comprehensive income to the extent of any credit balance existing in the equity in respect of that asset and reduces the amount accumulated in equity. All other decreases in carrying amounts are recognised in profit or loss. SFRS(I) 1-16 (39) SFRS(I) 1-21 (30) SFRS(I) 1-16 (40)

(ii) Other property, plant and equipment

All other items of property, plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses. SFRS(I) 1-16 (15,30)

(iii) Components of costs

The cost of an item of property, plant and equipment initially recognised includes its purchase price and any cost that is directly attributable[5] to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Cost also includes borrowing costs (refer to Note 2.7 on borrowing costs) and any fair value gains or losses on qualifying cash flow hedges of property, plant and equipment that are transferred from the hedging reserve. SFRS(I) 1-16 (16,17) SFRS(I) 1-23 (10,11)

The projected cost of dismantlement, removal or restoration is also recognised as part of the cost of property, plant and equipment if the obligation for the dismantlement, removal or restoration is incurred as a consequence of either acquiring the asset or using the asset for purpose other than to produce inventories. SFRS(I) 1-16 (16(c))

Guidance notes

Property, plant and equipment ("PPE") – (a) Measurement

Method of accounting

1. An item of PPE shall be initially measured at cost, but can be subsequently measured using either the cost model (as illustrated in Note 2.5(a)(ii)) or the revaluation model (as illustrated in Note 2.5(a)(i)). SFRS(I) 1-16 (29)

   The elected policy shall be applied consistently to an entire class of PPE. A class of PPE is a grouping of assets of a similar nature and use in an entity's operations. SFRS(I) 1-16 (37)

Costs of dismantlement, removal or restoration costs in respect of right-of-use assets

2. The cost of the right-of-use assets includes an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories. SFRSI 16 (24(d))

   The lessee incurs the obligation for those costs either at the commencement date or as a consequence of having used the underlying asset during a particular period.

   Accordingly, such costs should be included in the carrying amount of the ROU assets and this set of accounting policies should be disclosed under Note 2.17 if the leased asset is separately presented on the balance sheet as right-of-use assets.

   Right-of-use assets have been presented as part of Plant, property and equipment for illustrative purposes.

Guidance notes

Computer software licence and development costs

3. Computer software licence and development costs shall be accounted for as intangible assets using SFRS(I) 1-38 when they are not an integral part to the related hardware. Computer software that is an integral part to the related hardware shall be accounted for as PPE using SFRS(I) 1-16. SFRS(I) 1-38 (4)

Spare parts and servicing equipment

4. Minor spare parts and servicing equipment are typically carried as inventory and recognised in profit or loss as consumed. Major spare parts and stand-by equipment are carried as PPE when an entity expects to use them during more than one period or when they can be used only in connection with an item of PPE. SFRS(I) 1-16 (8)

Directly attributable costs – Self-constructed assets

5. The initial cost of an item of PPE shall include any costs that are directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. While this may be relatively straightforward for items of PPE that are acquired, determining the production cost of a self-constructed asset may be more complex. Such production cost would normally comprise costs associated with material, labour and other inputs used in the construction. It would exclude other costs such as start-up costs, administrative and other general overhead costs, advertising and training costs that should be recognised as an expense when incurred. SFRS(I) 1-16 (16(b),17,19, 21,22)

2.6 Property, plant and equipment (continued)

(b) Depreciation[6]

Freehold land is not depreciated. Depreciation on other items of property, plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over their estimated useful lives as follows: SFRS(I) 1-16 (50, 73(b), 73(c))

	Useful lives
Leasehold land[7]	99 years
Buildings	25 – 50 years
Motor vehicles	4 years
Plant and equipment	5 – 10 years

The residual values, estimated useful lives and depreciation method of property, plant and equipment are reviewed, and adjusted as appropriate, at each balance sheet date. The effects of any revision are recognised in profit or loss when the changes arise. SFRS(I) 1-16 (51, 61)

(c) Subsequent expenditure

Subsequent expenditure relating to property, plant and equipment that has already been recognised is added to the carrying amount of the asset only when it is probable that future economic benefits associated with the item will flow to the entity and the cost of the item can be measured reliably. All other repair and maintenance expenses are recognised in profit or loss when incurred. SFRS(I) 1-16 (12), (13)

(d) Disposal

On disposal of an item of property, plant and equipment, the difference between the disposal proceeds and its carrying amount is recognised in profit or loss within "other losses". Any amount in revaluation reserve relating to that item is transferred to retained profits directly. SFRS(I) 1-16 (67), (68), (71) SFRS(I) 1-16 (41)

Guidance notes

Property, plant and equipment ("PPE") – (b) Depreciation

Component approach to depreciation

6. Parts of some items of PPE may require replacements or major overhauls at regular intervals. An entity allocates the amount initially recognised in respect of an item of PPE to its significant parts and depreciates separately each significant part if those parts have different useful lives. The entity capitalises the cost of the replacements when (i) it is probable that future economic benefits associated with the item will flow to the entity; and (ii) the cost of the item can be reliably measured. The carrying amount of the replaced parts is derecognised. SFRS(I) 1-16 (7), (13), (14), (43)

   If the amount is material, a suggested disclosure is as follows:

   "The [specific class of plant and equipment] are subject to overhauls at regular intervals. The inherent components of the initial overhaul are determined based on the estimated costs of the next overhaul and are separately depreciated over a period of [years] in order to reflect the estimated intervals between two overhauls. The costs of the overhauls subsequently incurred are capitalised as additions and the carrying amounts of the replaced components are written off to profit or loss."

Depreciation of leasehold land

7. Leasehold land is included as part of the carrying amount of ROU assets in Note 27 Leases and subject to the disclosure requirements under SFRS(I) 16.

   The leasehold land is depreciated over the shorter of its lease term and useful life. The useful life is the period over which an asset is expected to be available for use by an entity. When assessing the useful life of an asset, all commercial, technical and legal factors, as well as the asset's expected utility to the entity should be considered. SFRS(I) 16 (32) SFRS(I) 1-16 (56, 57)

2.7 Intangible assets

(a) Goodwill

Goodwill on acquisitions of subsidiaries and businesses, represents the excess of (i) the sum of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over (ii) the fair value of the identifiable net assets acquired. Goodwill on subsidiaries is recognised separately as intangible assets and carried at cost less accumulated impairment losses. SFRS(I) 3 (32)

Goodwill on acquisitions of joint ventures and associates represents the excess of the cost of the acquisition over the Group's share of the fair value of the identifiable net assets acquired. Goodwill on associates and joint ventures is included in the carrying amount of the investments. SFRS(I) 1-28 (32)(a)

Gains and losses on the disposal of subsidiaries, joint ventures and associates include the carrying amount of goodwill relating to the entity sold.

(b) Acquired trademarks and licences

Trademarks and licences acquired are initially recognised at cost and are subsequently carried at cost less accumulated amortisation and accumulated impairment losses. These costs are amortised to profit or loss using the straight-line method over 10 to 15 years, which is the shorter of their estimated useful lives and periods of contractual rights. SFRS(I) 1-38 (74) SFRS(I) 1-38 (118)(a), (b) SFRS(I) 1-38 (94), (97)

Disclosures

Return to Primary Statements

2.7 Intangible assets (continued)

(c) Acquired computer software licences[1]

Acquired computer software licences are initially capitalised at cost which includes the purchase prices (net of any discounts and rebates) and other directly attributable costs of preparing the asset for its intended use. Direct expenditures including employee costs, which enhance or extend the performance of computer software beyond its specifications and which can be reliably measured, are added to the original cost of the software. Costs associated with maintaining the computer software are expensed off when incurred. SFRS(I) 1-38 (24) SFRS(I) 1-38 (27,28) SFRS(I) 1-38 (66,67)

Computer software licences are subsequently carried at cost less accumulated amortisation and accumulated impairment losses. These costs are amortised to profit or loss using the straight-line method over their estimated useful lives of 3 to 5 years. SFRS(I) 1-38 (74), (118)(a), (b) SFRS(I) 1-38 (97)

The amortisation period and amortisation method of intangible assets other than goodwill are reviewed at least at each balance sheet date. The effects of any revision are recognised in profit or loss when the changes arise. SFRS(I) 1-38 (104)

Guidance notes

Intangible assets

Development of software

1. If an entity is involved in research and development activities, the following disclosure is suggested (using the example of the development of a computer software): SFRS(I) 1-38 (57)

   "Research costs are recognised as an expense when incurred. Costs directly attributable to the development of computer software are capitalised as intangible assets only when technical feasibility of the project is demonstrated, the Group has an intention and ability to complete and use the software and the costs can be measured reliably. Such costs include purchases of materials and services and payroll-related costs of employees directly involved in the project."

Disclosures

2.8 Borrowing costs

Borrowing costs are recognised in profit or loss using the effective interest method except for those costs that are directly attributable to the construction or development of properties and assets under construction. This includes those costs on borrowings acquired specifically for the construction or development of properties and assets under construction, as well as those in relation to general borrowings used to finance the construction or development of properties and assets under construction. SFRS(I) 1-23 (8), (12), (14)

The actual borrowing costs incurred during the period up to the issuance of the temporary occupation permit less any investment income on temporary investment of these borrowings, are capitalised in the cost of the property under development. Borrowing costs on general borrowings are capitalised by applying a capitalisation rate to construction or development expenditures that are financed by general borrowings.

Guidance notes

Borrowing costs

Capitalisation of general borrowing costs SFRS(I) 1-23 (14)

1. Where funds are borrowed generally and used for the purpose of obtaining a qualifying asset, the borrowing costs eligible for capitalisation can be determined by applying a capitalisation rate to the expenditures on that asset. The capitalisation rate should be the weighted average of the borrowing costs applicable to all borrowings of the entity that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining a qualifying asset.

   The amount of borrowing costs capitalised during a period should not exceed the amount of borrowing costs incurred during the period.

2. If a specific borrowing remains outstanding when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete, the specific borrowing becomes part of the general borrowings.

Capitalisation of borrowing costs in respect of lease liabilities SFRS(I) 1-23 (6)(d)

3. Borrowing costs may include interest in respect of lease liabilities recognised in accordance with SFRS(I) 16.

Reference

2.9 Investment properties

Investment properties include those portions[1] of office buildings that are held for long-term rental yields and/or for capital appreciation and right-of-use assets relating to leasehold land that is held for long-term capital appreciation or for a currently indeterminate use. Investment properties include properties that are being constructed or developed for future use as investment properties. SFRS(I) 1-40 (5), (10) SFRS(I) 1-40 (8)

Investment properties are initially recognised at cost and subsequently carried at fair value, determined annually by independent professional valuers on the highest and best use basis. Changes in fair values are recognised in profit or loss. SFRS(I) 1-40 (20), (30), (35) (75)(a)

Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised and the carrying amounts of the replaced components are recognised in profit or loss. The cost of maintenance, repairs and minor improvements is recognised in profit or loss when incurred. SFRS(I) 1-40 (17) SFRS(I) 1-40 (18), (19)

On disposal of an investment property, the difference between the disposal proceeds and the carrying amount is recognised in profit or loss. SFRS(I) 1-40 (69)

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Guidance notes

Investment properties

Classification as investment property

1. When judgement is required to determine the portions of investment property, owner-occupied property and property held-for-sale in the ordinary course of business, the entity shall disclose the criteria used to distinguish them and the judgement involved. In some cases, an entity provides ancillary services to the occupants of a property it holds. An entity treats such a property as investment property if the services are insignificant to the arrangement as a whole. An example is when the owner of an office building provides security and maintenance services to the lessees who occupy the building. SFRS(I) 1-40 (75)(c) SFRS(I) 1-1 (122) SFRS(I) 1-40 (11)

Cost model

2. An entity shall choose either fair value model or cost model for all of its investment properties. A reporting entity which applied the cost model may disclose the accounting policy as follows: SFRS(I) 1-40 (30)

   "Investment properties comprise significant portions of freehold office buildings that are held for long-term rental yields and/or for capital appreciation.

   Investment properties are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses. Depreciation is calculated using [a straight-line] method to allocate the depreciable amounts over the estimated useful lives of [ ] years. The residual values, useful lives and depreciation method of investment properties are reviewed, and adjusted as appropriate, at each balance sheet date. The effects of any revision are included in profit or loss when the changes arise ......" SFRS(I) 1-40 (56) SFRS(I) 1-40 (79(a, b))

3. When the cost model is applied, **the fair value of investment property shall be disclosed at each reporting date**. In the exceptional cases when an entity cannot determine the fair value of investment property reliably, it shall disclose: SFRS(I) 1-40 (79)(e)

   (a) a description of the investment property;
   (b) an explanation of why fair value cannot be determined reliably; and
   (c) if possible, the range of estimates within which fair value is highly likely to lie.

Disclosures

Guidance notes

Investment properties (continued)

Determination of fair value

4. Under SFRS(I) 13, a fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. Highest and best use is determined from the perspective of market participants, even if the entity intends a different use. However, an entity's current use of a non-financial asset is presumed to be its highest and best use unless market or other factors suggest that a different use by market participants would maximise the value of the asset. SFRS(I) 1-40 (5) SFRS(I) 13 (27-33)

Transfer in and out of investment properties

5. There are specific recognition and/or measurement requirements dealing with transfers from investment properties to property, plant and equipment or inventories and vice versa. Please refer to paragraphs 57-65 of SFRS(I) 1-40 for details. SFRS(I) 1-40 (57-65)

Disclosures

2.10 Investments in subsidiaries, associates, and joint ventures

Investments in subsidiaries, associates and joint ventures are carried at cost less accumulated impairment losses in the Company's balance sheet. On disposal of such investments, the difference between disposal proceeds and the carrying amounts of the investments are recognised in profit or loss. SFRS(I) 1-27 (10(a))

Guidance notes

Investments in subsidiaries, associates and joint ventures

Investments accounted for in accordance with SFRS(I) 9 and SFRS(I) 1-28

1. When separate financial statements of the Company are prepared, investments in subsidiaries, associates and joint ventures that are not classified as held-for-sale, shall be accounted for either: (a) at cost; (b) in accordance with SFRS(I) 9; or (c) equity method as described in SFRS(I) 1-28. SFRS(I) 1-27 (10)

2. If an entity elects, in accordance with paragraph 18 of SFRS(I) 1-28, to measure its investments in associates and joint ventures at fair value through profit or loss in accordance with SFRS(I) 9, it shall also account for those investments in the same way in its separate financial statements. SFRS(I) 1-27 (11)

3. If a parent is required, in accordance with paragraph 31 of SFRS(I) 10, to measure its investment in a subsidiary at fair value through profit or loss in accordance with SFRS(I) 9, it shall also account for its investment in a subsidiary in the same way in its separate financial statements. SFRS(I) 1-27 (11A)

Dividends received from subsidiaries, associates and joint ventures

4. The receipt of a dividend from a subsidiary, associates or a joint venture is an indicator of impairment of the relevant investment when: SFRS(I) 1-36 (12)(h))

   (a) the carrying amount of the investment in the separate financial statements exceeds the carrying amounts in the consolidated financial statements of the investee's net assets, including associated goodwill; or
   (b) the dividend exceeds the total comprehensive income of the subsidiary, associate or joint venture in the period the dividend is declared.

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2.11 Impairment of non-financial assets

(a) Goodwill

Goodwill recognised separately as an intangible asset is tested for impairment annually and whenever there is indication that the goodwill may be impaired. SFRS(I) 1-36 (9), (10)(b)

For the purpose of impairment testing of goodwill, goodwill is allocated to each of the Group's cash-generating-units ("CGU") expected to benefit from synergies arising from the business combination. SFRS(I) 1-36 (80)

An impairment loss is recognised when the carrying amount of a CGU, including the goodwill, exceeds the recoverable amount of the CGU. The recoverable amount of a CGU is the higher of the CGU's fair value less cost to sell and value-in-use. SFRS(I) 1-36 (8), (90)

The total impairment loss of a CGU is allocated first to reduce the carrying amount of goodwill allocated to the CGU and then to the other assets of the CGU pro-rata on the basis of the carrying amount of each asset in the CGU. SFRS(I) 1-36 (104)

An impairment loss on goodwill is recognised as an expense and is not reversed[1] in a subsequent period. SFRS(I) 1-36 (60), (124)

(b) Intangible assets
Property, plant and equipment
Right-of-use assets
Investments in subsidiaries, associates and joint ventures

Intangible assets, property, plant and equipment, right-of-use assets and investments in subsidiaries, associates and joint ventures are tested for impairment whenever there is any objective evidence or indication that these assets may be impaired. SFRS(I) 1-36 (9), (10)(a) SFRS(I) 1-28 (42)

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash inflows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the CGU to which the asset belongs. SFRS(I) 1-36 (22)

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. SFRS(I) 1-36 (59)

The difference between the carrying amount and recoverable amount is recognised as an impairment loss in profit or loss, unless the asset is carried at revalued amount, in which case, such impairment loss is treated as a revaluation decrease. Please refer to the paragraph "Property, plant and equipment" for the treatment of a revaluation decrease. SFRS(I) 1-36 (60)

Return to Primary Statements

2.11 Impairment of non-financial assets (continued)

(b) Intangible assets
Property, plant and equipment
Right-of-use assets
Investments in subsidiaries, associates and joint ventures (continued)

For an asset other than goodwill, management assesses at the end of the reporting period whether there is any indication that an impairment recognised in prior periods may no longer exist or may have decreased. If any such indication exists, the recoverable amount of that asset is estimated and may result in a reversal of impairment loss. The carrying amount of this asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortisation or depreciation) had no impairment loss been recognised for the asset in prior years. SFRS(I) 1-36 (110) SFRS(I) 1-36 (114) SFRS(I) 1-36 (117)

A reversal of impairment loss for an asset other than goodwill is recognised in profit or loss, unless the asset is carried at revalued amount[2], in which case, such reversal is treated as a revaluation increase. However, to the extent that an impairment loss on the same revalued asset was previously recognised as an expense, a reversal of that impairment is also recognised in profit or loss. SFRS(I) 1-36 (119)

Guidance notes

Impairment of non-financial assets

Impairment loss on goodwill

5. An entity shall not reverse an impairment loss recognised in a previous interim period (e.g. in the quarterly financial announcement) in the annual period end financial statements in respect of goodwill or an investment in either an equity instrument or a financial asset carried at cost. SFRS(I) INT10 (8)

Assets carried at revalued amounts

6. In this illustration, certain classes of non-financial assets are carried at their revalued amounts. The disclosures related to revalued amounts shall be removed if the Group applies only the cost model for all non-financial assets.

2.12 Financial assets

(a) Classification and measurement

The Group classifies its financial assets in the following measurement categories: SFRS(I) 9 (4.1.1)

- Amortised cost;
- Fair value through other comprehensive income (FVOCI); and
- Fair value through profit or loss (FVPL).

The classification depends on the Group's business model for managing the financial assets as well as the contractual terms of the cash flows of the financial asset. SFRS(I) 9 (4.1.2), (4.1.2.A), (4.1.4)

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest. SFRS(I) 9 (4.3.2)

The Group reclassifies debt instruments when and only when its business model for managing those assets changes. SFRS(I) 9 (4.4.1)

<u>At initial recognition</u>
At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss. SFRS(I) 9 (5.1.1)

<u>At subsequent measurement</u>
(i) Debt instruments

Debt instruments mainly comprise of cash and cash equivalents, trade and other receivables, listed and unlisted debt securities.

There are three subsequent measurement categories, depending on the Group's business model for managing the asset and the cash flow characteristics of the asset: SFRS(I) 9 (5.2.1), (4.1.1)

Disclosures

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2.12 Financial assets (continued)

(a) Classification and measurement (continued)

At subsequent measurement (continued)

(i) Debt instruments (continued)

Amortised cost: Debt instruments that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt instrument that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

SFRS(I) 9 (4.1.2)
SFRS(I) 9 (5.7.2)

FVOCI: Debt instruments that are held for collection of contractual cash flows and for sale, and where the assets' cash flows represent solely payments of principal and interest, are classified as FVOCI. Movements in fair values are recognised in Other Comprehensive Income (OCI) and accumulated in fair value reserve, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses, which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and presented in "other gains and losses". Interest income from these financial assets is recognised using the effective interest rate method and presented in "interest income".

SFRS(I) 9 (4.1.2A)
SFRS(I) 9 (5.7.10)

FVPL: Debt instruments that are held for trading as well as those that do not meet the criteria for classification as amortised cost or FVOCI are classified as FVPL. Movement in fair values and interest income is recognised in profit or loss in the period in which it arises and presented in "other gains and losses".

SFRS(I) 9 (4.1.4)
SFRS(I) 9 (5.7.1)

Disclosures

2.12 Financial assets (continued)

(a) Classification and measurement (continued)

At subsequent measurement (continued)

(ii) Equity investments

The Group subsequently measures all its equity investments at their fair values. Equity investments are classified as FVPL with movements in their fair values recognised in profit or loss in the period in which the changes arise and presented in "other gains and losses", except for those equity securities which are not held for trading. The Group has elected to recognise changes in fair value of equity securities not held for trading in other comprehensive income as these are strategic investments and the Group considers this to be more relevant. Movements in fair values of investments classified as FVOCI are presented as "fair value gains/losses" in Other Comprehensive Income. Dividends from equity investments are recognised in profit or loss as "dividend income".

SFRS(I) 9 (4.1.4), (5.7.5), (5.7.6)

SFRS(I) 7 (11A(b))

SFRS(I) 9 (5.7.1A)

(b) Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with its debt financial assets carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 42 details how the Group determines whether there has been a significant increase in credit risk.

SFRS(I) 9 (5.5.17), (5.2.2)

For trade receivables, lease receivables and contract assets, the Group applies the simplified approach permitted by the SFRS(I) 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

SFRS(I) 9 (5.5.15)

2.12 Financial assets (continued)

(c) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade date – the date on which the Group commits to purchase or sell the asset. SFRS(I) 9 (3.1.2)

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership. SFRS(I) 9 (3.2.3), (3.2.6)

On disposal of a debt instrument, the difference between the carrying amount and the sale proceeds is recognised in profit or loss. Any amount previously recognised in other comprehensive income relating to that asset is reclassified to profit or loss.

On disposal of an equity investment, the difference between the carrying amount and sales proceed is recognised in profit or loss if there was no election made to recognise fair value changes in other comprehensive income. If there was an election made, any difference between the carrying amount and sales proceed amount would be recognised in other comprehensive income and transferred to retained profits along with the amount previously recognised in other comprehensive income relating to that asset. SFRS(I) 9 (B5.7.1)

Trade receivables that are factored out to banks and other financial institutions with recourse to the Group are not derecognised until the recourse period has expired and the risks and rewards of the receivables have been fully transferred. The corresponding cash received from the financial institutions is recorded as borrowings. SFRS(I) 9 (3.2.15)

2.13 Derivatives financial instruments and hedging activities

SFRS(I) 7 (21A)

A derivative financial instrument is initially recognised at its fair value on the date the contract is entered into and is subsequently carried at its fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Group designates each hedge as either: (a) fair value hedge; (b) cash flow hedge; or (c) net investment hedge. SFRS(I) 9 (4.1.4), (5.1.1), (5.2.3)

Fair value changes on derivatives that are not designated or do not qualify for hedge accounting are recognised in profit or loss when the changes arise.

2.13 Derivatives financial instruments and hedging activities (continued)

The Group documents at the inception of the transaction the relationship between the hedging instruments and hedged items, as well as its risk management objective and strategies for undertaking various hedging transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis on whether the hedging relationship meets the hedge effectiveness requirements under SFRS(I) 9. SFRS(I) 9 (6.4.1(a), (b))

The fair values of various derivative financial instruments used for hedging purposes are disclosed in Note 15. The carrying amount of a derivative designated as a hedge is presented as a non-current asset or liability if the remaining expected life of the hedged item is more than 12 months, and as a current asset or liability if the remaining expected life of the hedged item is less than 12 months. The fair value of a trading derivative is presented as a current asset or liability. SFRS(I) 1-1 (66), (69)

The following hedges in place qualified respectively as fair value, cash flow, and net investment hedges under SFRS(I) 9.

(a) Fair value hedge

The firm commitment of contracts entered into with various customers denominated in foreign currencies are designated as the hedged item. The Group uses foreign currency forwards to hedge its exposure to foreign currency risk arising from these contracts. Under the Group's policy the critical terms of the forward exchange contracts must align with the hedged items. The Group designates the spot component of forward contracts as the hedging instrument. The fair value changes on the hedged item resulting from currency risk are recognised in profit or loss. The fair value changes on the spot component of the currency forwards designated as fair value hedges are recognised in profit or loss within the same line item as the fair value changes from the hedged item. The fair value changes on the ineffective portion of currency forwards are recognised in profit or loss and presented separately in "other gains and losses". SFRS(I) 9 (6.5.8)

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2.13 Derivatives financial instruments and hedging activities (continued)

(b) Cash flow hedge

(i) Interest rate swaps

The Group has entered into interest rate swaps that are cash flow hedges for the Group's exposure to interest rate risk on its borrowings. These contracts entitle the Group to receive interest at floating rates on notional principal amounts and oblige the Group to pay interest at fixed rates on the same notional principal amounts, thus allowing the Group to raise borrowings at floating rates and swap them into fixed rates. SFRS(I) 9 (6.5.11)

The fair value changes on the effective portion of interest rate swaps designated as cash flow hedges are recognised in other comprehensive income, accumulated in the hedging reserve and reclassified to profit or loss when the hedged interest expense on the borrowings is recognised in profit or loss and presented separately in "Finance expense". The fair value changes on the ineffective portion of interest rate swaps are recognised immediately in profit or loss.

(ii) Currency forwards

The Group has entered into currency forwards that qualify as cash flow hedges against highly probable forecasted transactions in foreign currencies. The fair value changes on the effective portion of the currency forwards designated as cash flow hedges are recognised in other comprehensive income. Amounts accumulated in equity are reclassified in the periods when the hedged item is recognised as an asset on the balance sheet, as follows: SFRS(I) 9 (6.5.11)

- The gain or loss relating to the effective portion of the spot component of forward contracts is treated as follows: Where the hedged item subsequently results in the recognition of a non-financial asset (such as inventory, property, plant and equipment), the deferred hedging gains and losses are included within the initial cost of the asset. SFRS(I) 9 (6.5.11(d)(i))

- The fair value changes on the ineffective portion of currency forwards are recognised immediately in profit or loss. When a forecasted transaction is no longer expected to occur, the gains and losses that were previously recognised in other comprehensive income are reclassified to profit or loss immediately. SFRS(I) 9 (6.5.11(c)) SFRS(I) 9 (6.5.12(b))

Disclosures

2.13 Derivatives financial instruments and hedging activities (continued)

(b) Cash flow hedge (continued)

(ii) Currency forwards (continued) SFRS(I) 9 (6.5.12)

When a hedging instrument expires, or is sold or terminated, or when a hedge no longer meets the criteria for hedge accounting, any cumulative deferred gain or loss and deferred costs of hedging in equity at that time remains in equity until the forecast transaction occurs, resulting in the recognition of a non-financial asset such as inventory.

(c) Net investment hedge

The Group has foreign currency borrowings that qualify as net investment hedges of foreign operations. These hedging instruments are accounted for similarly to cash flow hedges. The currency translation differences on the borrowings relating to the effective portion of the hedge are recognised in other comprehensive income in the consolidated financial statements, accumulated in the currency translation reserve and reclassified to profit or loss as part of the gain or loss on disposal of the foreign operation. The currency translation differences relating to the ineffective portion of the hedge are recognised immediately in profit or loss. SFRS(I) 9 (6.5.13), (6.5.14)

2.14 Offsetting of financial instruments

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to offset and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. SFRS(I) 1-32 (42)

2.15 Financial guarantees

The Company has issued corporate guarantees to banks for bank borrowings of its subsidiaries. These guarantees are financial guarantees as they require the Company to reimburse the banks if the subsidiaries fail to make principal or interest payments when due in accordance with the terms of their borrowings. Intra-group transactions are eliminated on consolidation.

Financial guarantee contracts are initially measured at fair value and subsequently measured at the higher of: SFRS(I) 9 (4.2.1(c)), (5.1.1)

(a) amount initially recognised less the cumulative amount of income recognised in accordance with the principles of SFRS(I) 15; and
(b) the amount of expected loss allowance computed using the impairment methodology under Note 2.12.

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Guidance notes

Financial guarantees

Definition of financial guarantee

1. A financial guarantee is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the original or modified terms of a debt instrument. Where the financial guarantee is given with respect to a banking facility, that facility must be drawn down before the definition of financial guarantee is met as a debt (or debtor) only comes into existence upon draw-down. SFRS(I) 9 App A

Financial guarantees versus insurance contracts

2. Financial guarantees shall be accounted for under SFRS(I) 9, unless the issuer has previously asserted explicitly that it regarded them as insurance contracts and has accounted for them as insurance contracts under SFRS(I) 4. On transition to SFRS(I) 17, issuers can reassess whether to apply SFRS(I) 9 or SFRS(I) 17 to such contracts. The issuer shall make these elections on a contract by contract basis, but once the election is made, it is irrevocable. SFRS(I) 4 (4(d)) SFRS(I) 9 (2.1(e)) SFRS(I) 17 (7(e))

Financial guarantees for associates and joint ventures

3. Where the entity has issued financial guarantees to banks for bank borrowings of its associates and joint ventures, these financial guarantees shall be recognised in both the entity's separate and consolidated financial statements as these transactions will not be fully eliminated on equity accounting or proportionate consolidation. The relevant disclosures as required by SFRS(I) 1-24 shall also be made. SFRS(I) 1-24 (21)

4. Where a subsidiary has issued corporate guarantees to banks for borrowings of third parties, such financial guarantees are similarly accounted for in the Group's consolidated financial statements.

Disclosures

2.16 Borrowings

Borrowings are presented as current liabilities1 unless, at the end of the reporting period, the Group has the right to defer settlement of the liability for at least 12 months after the reporting period, in which case they are presented as non-current liabilities[2]. SFRS(I) 1-1 (69) SFRS(I) 1-1 (72B)

Covenants that the Group is required to comply with on or before the end of the reporting period are considered in classifying loan arrangements with covenants as current or non-current. Covenants that the Group is required to comply with after the reporting period do not affect the classification at the reporting date.

(a) Borrowings[3,4,6]

Borrowings are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method. SFRS(I) 9 (5.3.1), (5.3.2)

(b) Redeemable preference shares[5]

Preference shares which are mandatorily redeemable on a specific date are classified as liabilities. The dividends on these preference shares are recognised as "Finance expenses". SFRS(I) 1-32 (18(a)), (36)

(c) Convertible bonds

The total proceeds from convertible bonds issued are allocated to the liability component and the equity component, which are separately presented on the balance sheet. SFRS(I) 1-32 (28)

The liability component is recognised initially at its fair value, determined using a market interest rate for equivalent non-convertible bonds. It is subsequently carried at amortised cost using the effective interest method until the liability is extinguished on conversion or redemption of the bonds. SFRS(I) 1-32 AG31(a)

The difference between the total proceeds and the liability component is allocated to the conversion option (equity component), which is presented in equity net of any deferred tax effect. The carrying amount of the conversion option is not adjusted in subsequent periods. When the conversion option is exercised, its carrying amount is transferred to the share capital. When the conversion option lapses, its carrying amount is transferred to retained profits. SFRS(I) 1-32 (31) SFRS(I) 1-32 AG32

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Reference

Guidance notes

Current/non-current classification of borrowings

1. When an entity breaches an undertaking under a long-term loan agreement on or before the balance sheet date with the effect that the liability becomes payable on demand, the liability is classified as current, even if the lender has agreed, after the balance sheet date and before the authorisation of the financial statements for issue, not to demand payment as a consequence of the breach. The liability is classified as current because, at the balance sheet date, the entity does not have the right to defer its settlement for at least twelve months after the date. SFRS(I) 1-1 (74)

2. Where the entity has the right, at the end of the reporting period, to roll over an obligation for at least 12 months after the balance sheet date under an existing loan facility with the same lender, on the same or similar terms, the liability is classified as non-current. For disclosures relating to defaults and breaches of loans payable, please refer to illustrative disclosures in Appendix 1 example 3. SFRS(I) 1-1 (73)

Derecognition

3. Borrowings are derecognised when the obligation is extinguished, cancelled or expired. The difference between the carrying amount and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss. SFRS(I) 9 (3.3.1), (3.3.3)

Modification of contractual cash flows

4. When the contractual cash flows of a financial instrument are modified and does not result in derecognition, differences between the recalculated gross carrying amount and the carrying amount before modification is recognised in profit or loss as modification gain or loss, at the date of modification. SFRS(I) 9 (5.4.3)

Classification of preference shares

5. Preference shares that are redeemable on a specific date or at the option of the shareholder, or carry non-discretionary dividend obligations, shall be classified as liabilities. As for non-redeemable preference shares, their terms and conditions shall be critically evaluated using the criteria in SFRS(I) 1-32 to determine whether they shall be classified as a liabilities or equity. SFRS(I) 1-32 (15), (16), (18(a))

Facility fees

6. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

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2.17 Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. They are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). Otherwise, they are presented as non-current liabilities. SFRS(I) 1-1 (69)

Trade and other payables are initially recognised at fair value, and subsequently carried at amortised cost using the effective interest method. SFRS(I) 9 (4.2.1), (5.1.1)

Trade payables settled via electronic cash transfer[1] are derecognised when the Group has no ability to withdraw, stop or cancel the payment, has lost the practical ability to access the cash as a result of the electronic payment instruction, and the risk of a settlement not occurring is insignificant. DV

Guidance notes

Derecognition of a financial liability settled through electronic transfers

1. In October 2024, ACRA issued Amendments to SFRS(I) 9 and SFRS(I) 7: Amendments to the Classification and Measurement of Financial Instruments, which clarifies that settlement date accounting should be applied for the recognition and derecognition of financial instruments settled through electronic transfers. Nonetheless, entities are allowed an accounting policy to derecognise financial liabilities before settlement date if it can be demonstrated that the specified requirements above are met. While the standards are yet to be effective, disclosing the accounting policy choice adopted for derecognition of financial liabilities is recommended if transactions settled through electronic transfers are material.

2.18 Leases

(a) When the Group is the lessee:

At the inception of the contract, the Group assesses if the contract contains a lease. A contract contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Reassessment is only required when the terms and conditions of the contract are changed. SFRS(I) 16 (9) SFRS(I) 16 (11)

- Right-of-use assets

The Group recognises a right-of-use asset and lease liability at the date which the underlying asset is available for use. Right-of-use assets are measured at cost[1] which comprises the initial measurement of lease liabilities adjusted for any lease payments made at or before the commencement date and lease incentives received. Any initial direct costs that would not have been incurred if the lease had not been obtained are added to the carrying amount of the right-of-use assets. SFRS(I) 16 (22) SFRS(I) 16 (24)

These right-of-use assets are subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. SFRS(I) 16 (31), (32)

Right-of-use assets (except for those which meet the definition of an investment property) are presented within "Property, plant and equipment". SFRS(I) 16 (47)

Right-of-use assets which meet the definition of an investment property are presented within "Investment properties" and accounted for in accordance with Note 2.8. SFRS(I) 16 (48)

2.18 Leases (continued)

(a) When the Group is the lessee (continued):

- Lease liabilities

The initial measurement of a lease liability is measured at the present value of the lease payments discounted using the interest rate implicit in the lease, if the rate can be readily determined. If that rate cannot be readily determined, the Group shall use its incremental borrowing rate. SFRS(I) 16 (26) SFRS(I) 16 (27)

Lease payments include the following:

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

For a contract that contain both lease and non-lease components, the Group allocates the consideration to each lease component on the basis of the relative stand-alone prices of the lease and non-lease components. The Group has elected to not separate lease and non-lease components for property leases and account these as one single lease component. SFRS(I) 16 (13) SFRS(I) 16 (15)

2.18 Leases (continued)

(a) When the Group is the lessee (continued):

- Lease liabilities (continued)

  Lease liabilities are measured at amortised cost using the effective interest method. Lease liabilities shall be remeasured when: SFRS(I) 16 (36), (40(b)), (42(b))

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

  Lease liabilities are remeasured with a corresponding adjustment to the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero. SFRS(I) 16 (39)

- Short term and low value leases

  The Group has elected to not recognise right-of-use assets and lease liabilities for short-term leases that have lease terms of 12 months or less and leases of low value leases, except for sublease arrangements. Lease payments relating to these leases are expensed to profit or loss on a straight-line basis over the lease term. SFRS(I) 16 (6), (60)

- Variable lease payments

  Variable lease payments that are not based on an index or a rate are not included as part of the measurement and initial recognition of the lease liability. The Group shall recognise those lease payments in profit or loss in the periods that triggered those lease payments. Details of the variable lease payments are disclosed in Note 27. SFRS(I) 16 (38)

2.18 Leases (continued)

(b) When the Group is the lessor:

The Group leases equipment under finance leases and office spaces, retail stores and investment properties under operating leases to non-related parties.

- Lessor – Finance leases

  Leases where the Group has transferred substantially all risks and rewards incidental to ownership of the leased assets to the lessees, are classified as finance leases. SFRS(I) 16 (61), (62)

  The leased asset is derecognised and the present value of the lease receivable is recognised on the balance sheet and included in "trade and other receivables". The difference between the gross receivable and the present value of the lease receivable is recognised as unearned finance income. SFRS(I) 16 (67)

  Each lease payment received is applied against the gross investment in the finance lease receivable to reduce both the principal and the unearned finance income. The finance income is recognised in profit or loss on a basis that reflects a constant periodic rate of return on the net investment in the finance lease receivable. SFRS(I) 16 (76)

  Initial direct costs incurred by the Group in negotiating and arranging finance leases are added to finance lease receivables and reduce the amount of income recognised over the lease term. SFRS(I) 16 (69)

- Lessor – Operating leases

  Leases where the Group retains substantially all risks and rewards incidental to ownership are classified as operating leases. Rental income from operating leases (net of any incentives given to the lessees) is recognised in profit or loss on a straight-line basis over the lease term. SFRS(I) 16 (61), (62) SFRS(I) 16 (81)

  Initial direct costs incurred by the Group in negotiating and arranging operating leases are added to the carrying amount of the leased assets and recognised as an expense in profit or loss over the lease term on the same basis as the lease income. SFRS(I) 16 (83)

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

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2.18 Leases (continued)

(b) When the Group is the lessor (continued):

- Lessor – Subleases

In classifying a sublease, the Group as an intermediate lessor classifies the sublease as a finance or an operating lease with reference to the right-of-use asset arising from the head lease, rather than the underlying asset. SFRS(I) 16 (B58(b))

When the sublease is assessed as a finance lease, the Group derecognises the right-of-use asset relating to the head lease that it transfers to the sublessee and recognised the net investment in the sublease within "Trade and other receivables"[2]. Any differences between the right-of-use asset derecognised and the net investment in sublease is recognised in profit or loss. The lease liability relating to the head lease is retained in the balance sheet, which represents the lease payments owed to the head lessor.

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

For contract which contains lease and non-lease components, the Group allocates the consideration based on a relative stand-alone selling price basis. SFRS(I) 16 (17)

Guidance notes

Offsetting between the lease receivables and liabilities

1. In the case where the intermediate lessor classifies the sublease as a finance lease, the lease receivable arising from the sublease shall not be offset against the remaining lease liabilities from the head lease.

2.19 Inventories

Inventories are carried at the lower of cost and net realisable value. Cost is determined using the first-in, first-out method. The cost of finished goods and work-in-progress comprises raw materials, direct labour, other direct costs and related production overheads (based on normal operating capacity). Cost also includes the transfer from equity of any gains or losses on qualifying cash flow hedges relating to purchases of raw material. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and applicable variable selling expenses. SFRS(I) 1-2 (9), (25), (36(a)), (10) SFRS(I) 9 (6.5.11)(d)(i) SFRS(I) 1-2 (6)

Guidance notes

Inventories

Cost of inventories

1. Costs include all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. SFRS(I) 1-2 (10-18)

2. Costs of purchase comprise the purchase price, import duties and other taxes (other than those subsequently recoverable by the entity from the taxing authorities), and transport, handling and other costs directly attributable to the acquisition of finished goods, materials and services. Trade discounts, rebates and other similar items are deducted in determining the costs of purchase. SFRS(I) 1-2 (11)

3. Other costs are included in the cost of inventories only to the extent that they are incurred in bringing the inventories to their present location and condition. For example, it may be appropriate to include non-production overheads or the costs of designing products for specific customers in the cost of inventories. SFRS(I) 1-2 (15,16)
Please refer to paragraph 16 of SFRS(I) 1-2 for examples of costs excluded from the cost of inventories.

4. Where applicable, costs of inventories may include borrowing costs if inventories are assessed to be qualifying assets. SFRS(I) 1-23 (7)

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2.20 Income taxes

Current income tax for current and prior periods is recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a tax authority will accept an uncertain tax treatment. The Group measures its tax balances either based on the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty. SFRS(I) 1-12 (46)

Deferred income tax is recognised for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction. SFRS(I) 1-12 (15)(b)(i), (ii)

A deferred income tax liability is recognised on temporary differences arising on investments in subsidiaries, associates and joint ventures, except where the Group is able to control the timing of the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. SFRS(I) 1-12 (39)

A deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilised. SFRS(I) 1-12 (24), (34), (44)

Deferred income tax is measured:

(i) at the tax rates that are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date; and SFRS(I) 1-12 (47)

(ii) based on the tax consequence that will follow from the manner in which the Group expects, at the balance sheet date, to recover or settle the carrying amounts of its assets and liabilities except for investment properties. Investment property measured at fair value is presumed to be recovered entirely through sale. SFRS(I) 1-12 (51)

Current and deferred income taxes are recognised as income or expense in profit or loss, except to the extent that the tax arises from a business combination or a transaction which is recognised directly in equity. Deferred tax arising from a business combination is adjusted against goodwill on acquisition. SFRS(I) 1-12 (58), (61A), (66)

The Group accounts for investment tax credits similar to accounting for other tax credits where a deferred tax asset is recognised for unused tax credits to the extent that it is probable that future taxable profit will be available against which the unused tax credits can be utilised. SFRS(I) 1-12 (34)

2.20 Income taxes (continued)

Pillar Two related top-up tax expenses are recognised and disclosed separately from other current income tax expenses. Qualified domestic top-up tax expenses[3] are recognised and presented as current income tax expenses by the relevant entities in the Group that have the legal obligation to settle qualifying domestic top-up taxes with the tax authorities. This includes the designated filing entity and any other entities that have elected to pay a portion of the qualified domestic top-up tax expenses. SFRS(I) 1-12 (88B) Section 45 of the MMT Act

Guidance notes

Income tax

Recognition of deferred income tax asset

1. Where an entity is in a net deferred income tax asset position, the following additional disclosures should be included:

   "A deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilised." SFRS(I) 1-12 (24), (34), (44)

Expected manner of recovery or settlement SFRS(I) 1-12 (51)

2. Where an entity's expected manner of recovery or settlement of deferred income tax is mixed, the following paragraph should be included after the second paragraph in Note 2.6:

   "Deferred income tax is measured based on the tax consequence that would follow from the manner in which the Group expects, at the balance sheet date, to recover or settle the carrying amounts of its assets and liabilities."

Qualified domestic top-up tax

3. In this illustration, the Group adopted the accounting policy where the designated filing entity within the Group recognises the qualified domestic top-up tax expenses. There are other possible accounting policies for the accounting of qualified domestic top-up tax expenses. If these expenses are allocated to other entities within the Group in accordance with the principles of SFRS(I) 1-12, the following disclosure may be considered:

   "Qualifying domestic top-up tax expenses are allocated to entities within the Group based on **[their respective taxable profits or losses]** or **[their respective taxable profits or losses, including specific adjustments made for transactions that have tax consequences for the entities but not the Group]** or **[contractual agreements within the Group]**."

2.21 Provisions

Provisions for warranty, restructuring costs and legal claims are recognised when the Group has a present legal or constructive obligation as a result of past events, it is more likely than not that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Restructuring provisions include employee termination payments. Provisions are not recognised for future operating losses. SFRS(I) 1-37 (14), (23) SFRS(I) 1-37 (72), (63)

The Group recognises the estimated liability to repair or replace products still under warranty at the balance sheet date. This provision is calculated based on historical experience of the level of repairs and replacements. SFRS(I) 1-37 IG App C Example 1

Other provisions are measured at the present value of the expenditure expected to be required to settle the obligation using a pre-tax discount rate that reflects the current market assessment of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised in the statement of comprehensive income as finance expense. SFRS(I) 1-37 (45), (47) SFRS(I) 1-37 (60)

Changes in the estimated timing or amount of the expenditure or discount rate are recognised in profit or loss when the changes arise. SFRS(I) 1-37 (59)

Provisions for asset dismantlement, removal or restoration are recognised when the Group has a present legal or constructive obligation as a result of past events, it is more likely than not that an outflow of resources will be required to settle the obligation and the amounts have been reliably estimated. SFRS(I) 1-37 (14)

This provision is estimated based on the best estimate of the expenditure required to settle the obligation, taking into consideration time value of money. SFRS(I) 1-37 (36), (45)

Changes in the estimated timing or amount of the expenditure or discount rate for asset dismantlement, removal and restoration costs are adjusted against the cost of the related property, plant and equipment, unless the decrease in the liability exceeds the carrying amount of the asset or the asset has reached the end of its useful life. In such cases, the excess of the decrease over the carrying amount of the asset or the changes in the liability is recognised in profit or loss immediately. SFRS(I) Int 1 (5)

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Guidance notes

Provisions

Onerous contracts

1. In light of tariff changes, entities should consider the potential impacts on their contracts and assess if these contracts could be onerous, including committed contracts. For example, an entity could have a non-cancellable agreement to purchase inventory trading in regions impacted by new tariffs. This would increase the unavoidable costs that the entity would need to incur to meet its obligation under the contracts. The entity should assess if these unavoidable costs exceed the economic benefits they expect to receive from the contract. If the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it, the present obligation under an onerous contract is recognised and measured as a provision. SFRS(I) 1-37 requires that the determination of whether an onerous contract exists to be performed at the contract level.

If the entity has any onerous contract, the following disclosure is suggested: SFRS(I) 1-37 (66)

"Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Group has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it."

Disclosures

2.22 Employee compensation

Employee benefits are recognised as an expense, unless the cost qualifies to be capitalised as an asset. SFRS(I) 1-19 (11)(b)

(a) Defined contribution plans[1]

Defined contribution plans are post-employment benefit plans under which the Group pays fixed contributions into separate entities such as the Central Provident Fund on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid. SFRS(I) 1-19 (8)

(b) Share-based compensation[2-4]

The Group operates an equity-settled, share-based compensation plan. The value of the employee services received in exchange for the grant of options is recognised as an expense with a corresponding increase in the share option reserve over the vesting period. The total amount to be recognised over the vesting period is determined by reference to the fair value of the options granted on grant date. Non-market vesting conditions are included in the estimation of the number of shares under options that are expected to become exercisable on the vesting date. SFRS(I) 2 (2)(a) SFRS(I) 2 (7,8) SFRS(I) 2 (16, 19)

At each balance sheet date, the Group revises its estimates of the number of shares under options that are expected to become exercisable on the vesting date and recognises the impact of the revision of the estimates in profit or loss, with a corresponding adjustment to the share option reserve. SFRS(I) 2 (19) SFRS(I) 2 (20)

When the options are exercised, the proceeds received (net of transaction costs) and the related balance previously recognised in the share option reserve are credited to the share capital account, when new ordinary shares are issued, or to the "treasury shares" account, when treasury shares are re-issued to the employees[5].

Disclosures

2.22 Employee compensation (continued)

(c) Termination benefits[6]

Termination benefits are those benefits which are payable when employment is terminated before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits at the earlier of the following dates: (a) when the Group can no longer withdraw the offer of those benefits; and (b) when the Group recognises costs for a restructuring that is within the scope of SFRS(I) 1-37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value. SFRS(I) 1-19 (159) SFRS(I) 1-19 (165) SFRS(I) 1-19 (169)(b)

Guidance notes

Employee compensation

Defined benefit plan

1. Defined benefit pension or medical obligation is mandatory in some countries. Where the Group has a material defined benefit pension plan and/ or post-employment medical plan, the suggested disclosure included in Appendix 1 Example 2 can be made.

Share-based compensation – Cash-settled plan

2. If the Group operates a cash-settled share-based compensation plan, the following disclosure is suggested: SFRS(I) 2 (30)

   "For cash-settled share-based compensation, the fair value of the employee services received in exchange for the grant of options is recognised as an expense with the recognition of a corresponding liability over the vesting period. Until the liability is settled, it is re-measured at each reporting date with changes in fair value recognised in profit or loss."

Group share-based payment arrangements

3. A share-based payment transaction may be settled by another group entity (or a shareholder of any group entity) on behalf of the reporting entity who receives the services. SFRS(I) 2 is applicable in such cases. SFRS(I) 2 (3A)

Guidance notes

Employee compensation (continued)

Share-based compensation – Modification

4. If there is any modification of the share option plan, the following disclosure is suggested:

   "Where the terms of the share option plan are modified, the expense that is not yet recognised for the award is recognised over the remaining vesting period as if the terms had not been modified. Additional expense is recognised for any increase in the total fair value of the share options due to the modification, as measured at the date of the modification." SFRS(I) 2 (27)

Share-based compensation – Transfer of share option reserve

5. The transfer of the balance in the share option reserve to share capital or treasury shares upon exercise of the option and the transfer of the balance in the share option reserve to retained profits upon expiry of the option are not mandatory. Alternatively, the share option reserve may be kept as a separate reserve upon expiry or exercise of the option. It may also be transferred to retained profits upon exercise of the option. SFRS(I) 2 (23)

Termination benefits versus post-employment benefits

6. Some termination benefits are payable regardless of the reason for the employee's departure. Although these benefits are described in some countries as termination indemnities or termination gratuities, they can be post-employment benefits, rather than termination benefits. SFRS(I) 1-19 (164)

Post-employment benefits versus other long-term benefits

7. In circumstances where employees are entitled to one month of their final pay for every year of completed service and these payments are made in full at the point of retirement, these benefits shall be accounted for as "other long-term employee benefits" in accordance with SFRS(1) 1-19. SFRS(I) 1-19 (153)

   The measurement of these benefits follows that of post-employment defined benefits except that remeasurements are not recognised in other comprehensive income. SFRS(I) 1-19 (154)

Profit sharing and bonus plans

8. If such benefits are material, the following disclosure is suggested: "The Group recognises a liability and an expense for bonuses and profit-sharing, based on a formula that takes into consideration the profit attributable to the Company's shareholders after certain adjustments. The Group recognises an accrual when it is contractually obliged to pay or when there is a past practice that has created a constructive obligation to pay." SFRS(I) 1-19 (19)

   Under some profit-sharing or deferred bonus plans, employees receive a share of the profits/bonus only if they remain with the entity for a specified period in the future. The measurement of such benefit shall reflect the possibility that some employees may leave without receiving the profit-sharing payment. A liability for the benefit shall be accrued over the vesting period.

Disclosures

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Guidance notes

Employee compensation (continued)

Short-term compensated absences

9. If such benefits are material, the following disclosure is suggested:

"Employee entitlements to annual leave are recognised when they accrue to employees. An accrual is made for the estimated liability for unutilised annual leave as a result of services rendered by employees up to the balance sheet date." SFRS(I) 1-19 (16)

2.23 Currency translation

(a) Functional and presentation currency

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The financial statements are presented in Singapore Dollars ("SGD" or "$"), which is the functional currency of the Company. SFRS(I) 1-21 (9) SFRS(I) 1-1 (51)

Guidance notes

Currency translation – (a) Functional and presentation currency

1. Where there is a change in the functional currency of either the reporting entity or a significant foreign operation, that fact and reason for the change in the functional currency shall be disclosed. SFRS(I) 1-21 (54)

2. When the financial statements are presented in a currency different from the company's functional currency, the following are required to be disclosed: SFRS(I) 1-21 (53)

   (i) the company's functional currency; and
   (ii) the reason for using a different currency as its presentation currency.

3. Where a non-Singapore Dollar presentation currency is used for a Singapore-incorporated entity, it is recommended as a best practice to prominently denote this fact.

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2.23 Currency translation (continued)

(b) Transactions and balances

Transactions in a currency other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates at the dates of the transactions. Currency exchange differences resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the balance sheet date are recognised in profit or loss. Monetary items include primarily financial assets (other than equity investments), contract assets and financial liabilities. However, in the consolidated financial statements, currency translation differences arising from borrowings in foreign currencies and other currency instruments designated and qualifying as net investment hedges and net investment in foreign operations, are recognised in other comprehensive income and accumulated in the currency translation reserve. SFRS(I) 1-21 (21) SFRS(I) 1-21 (23(a)), (28) SFRS(I) 1-21 (32) SFRS(I) 9 (6.5.13)

When a foreign operation is disposed of or any loan forming part of the net investment of the foreign operation is repaid, a proportionate share of the accumulated currency translation differences is reclassified to profit or loss, as part of the gain or loss on disposal. SFRS(I) 1-21 (48)

Foreign exchange gains and losses that relate to borrowings are presented in the income statement within "Finance expense". All other foreign exchange gains and losses impacting profit or loss are presented in the income statement within "other losses".

Non-monetary items measured at fair values in foreign currencies are translated using the exchange rates at the date when the fair values are determined. SFRS(I) 1-21 (23(c))

(c) Translation of Group entities' financial statements

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows: SFRS(I) 1-21 (39)

(i) assets and liabilities are translated at the closing exchange rates at the reporting date;

(ii) income and expenses are translated at average exchange rates (unless the average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated using the exchange rates at the dates of the transactions); and

2.23 Currency translation (continued)

(c) Translation of Group entities' financial statements (continued)

(iii) all resulting currency translation differences are recognised in other comprehensive income and accumulated in the currency translation reserve. These currency translation differences are reclassified to profit or loss on disposal or partial disposal with loss of control of the foreign operation. SFRS(I) 1-21 (48)

Goodwill and fair value adjustments arising on the acquisition of foreign operations are treated as assets and liabilities of the foreign operations and translated at the closing rates at the reporting date. SFRS(I) 1-21 (47)

2.24 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the executive committee whose members are responsible for allocating resources and assessing performance of the operating segments. SFRS(I) 8 (5(b))

2.25 Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents include cash on hand, demand deposits with financial institutions which are subject to an insignificant risk of change in value, and bank overdrafts. Bank overdrafts are presented as current borrowings on the balance sheet. For cash subjected to restriction, assessment is made on the economic substance of the restriction and whether they meet the definition of cash and cash equivalents. SFRS(I) 1-7 (6, 8, 46)

2.26 Share capital and treasury shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares are deducted against the share capital account. SFRS(I) 1-32 (35)

When any entity within the Group purchases the Company's ordinary shares ("treasury shares"), the carrying amount which includes the consideration paid and any directly attributable transaction cost is presented as a component within equity attributable to the Company's equity holders, until they are cancelled, sold or reissued. SFRS(I) 1-32 (33)

When treasury shares are subsequently cancelled, the cost of treasury shares are deducted against the share capital account if the shares are purchased out of capital of the Company, or against the retained profits of the Company if the shares are purchased out of earnings of the Company. CA 76G

When treasury shares are subsequently sold or reissued pursuant to an employee share option scheme, the cost of treasury shares is reversed from the treasury share account and the realised gain or loss on sale or reissue, net of any directly attributable incremental transaction costs and related income tax, is recognised in the capital reserve. SFRS(I) 1-32 (33)

Guidance notes

Share capital and treasury shares

1. SFRS(I) 1-32 requires directly attributable costs relating to equity transactions to be recognised in equity, but does not specify which equity account. Accordingly, these costs may also be recognised against retained profits. SFRS(I) 1-32 (35)

2.27 Dividends to Company's shareholders

Dividends to the Company's shareholders are recognised when the dividends are approved for payment. SFRS(I) 1-32 (35)

2.28 Non-current assets (or disposal groups) held-for-sale and discontinued operations

Non-current assets (or disposal groups) are classified as assets held-for-sale if their carrying amount is recovered principally through a sale transaction rather than through continuing use. They are measured at the lower of carrying amount and fair value less costs to sell except for assets such as deferred tax assets, financial assets and investment property that are carried at fair value and groups of contracts within the scope of SFRS (I) 17 Insurance Contracts. The assets are not depreciated or amortised while they are classified as held-for-sale. Equity accounting cease when the investment in associates and joint ventures are classified as held for sale. Any impairment loss on initial classification and subsequent measurement is recognised as an expense. Any subsequent increase in fair value less costs to sell (not exceeding the accumulated impairment loss previously recognised) is recognised in profit or loss. SFRS(I) 5 (6), (15) SFRS(I) 5 (5) SFRS(I) 5 (1), (25) SFRS(I) 5 (20), (22)

A discontinued operation is a component of an entity that either has been disposed of, or that is classified as held-for-sale and: SFRS(I) 5 (32)

(a) represents a separate major line of business or geographical area of operations; or
(b) is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations; or
(c) is a subsidiary acquired exclusively with a view to resale.

Notes to the Financial Statements

3. Critical accounting estimates, assumptions and judgements

Estimates, assumptions and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. SFRS(I) 1-1(122), (125), (126), (129)

3.1 Critical accounting estimates and assumptions

(a) Determination of stand-alone selling price

Some fixed-price specialised equipment contracts include an allowance for one free-of-charge major parts replacement per contract period up to a specified value. Because these contracts include two performance obligation, the transaction price must be allocated to each performance obligations on a relative standalone selling price basis. Management estimates the stand-alone selling price at contract inception based on observable prices of the type of hardware likely to be provided and the services rendered in similar circumstances to similar customers. Discounts granted are allocated to both performance obligations based on their relative stand-alone selling prices. SFRS(I) 15 (123), (126(c))

(b) Estimation of total contract costs

The Group has significant ongoing contracts to construct specialised equipment. For these contracts, revenue is recognised over time by reference to the Group's progress towards completing the construction of the specialised equipment. The measure of progress is determined based on the proportion of contract costs incurred to date to the estimated total contract costs ("input method"). SFRS(I) 15 (123)

Management has to estimate the total contract costs to complete, which are used in the input method to determine the Group's recognition of construction revenue. When it is probable that the total unavoidable costs of meeting the obligations under the contract exceed the total construction revenue, a provision for onerous contracts is recognised immediately. SFRS(I) 1-37 (66)

Significant judgement is used to estimate these total contract costs to complete. In making these estimates, management has relied on the expertise of the surveying engineers to determine the progress of the construction and also on past experience of completed projects.

3.1 Critical accounting estimates and assumptions (continued)

(b) Estimation of total contract costs (continued)

As at 31 December 2025, $2,000,000 of the Group's contract assets is subject to the estimation of progress towards completion using the input method. If the total contract cost of on-going contracts to be incurred had been higher/lower by 10% from management's estimates, the Group's revenue and contract assets would have been lower/higher by $230,000 and $210,000 respectively. If the total contract costs of on-going contracts to be incurred had been higher by 10% from management's estimates, a provision for onerous contracts of $900,000 would have been recognised.

(c) Impairment of goodwill

The Group has recognised an impairment charge on its goodwill of $500,000 during the financial year which resulted in the carrying amount of goodwill as at 31 December 2025 to reduce to $11,118,000, as disclosed in Note 29(a).

In performing the impairment assessment of the carrying amount of goodwill, as disclosed in Note 29(a), the recoverable amounts of the cash-generating units ("CGUs") in which goodwill is attributable to, are determined using value-in-use ("VIU") calculation. SFRS(I) 1-36 (130(e))

Significant judgements are used to estimate the gross margin, weighted average growth rates and pre-tax discount rates applied in computing the recoverable amounts of different CGUs. In making these estimates, management has relied on past performance, its expectations of market developments in Singapore, People's Republic of China and Verenthia, the industry trends for electronic component parts and industries of household and office furniture. Specific estimates are disclosed in Note 29(a). SFRS(I) 1-36 (134(d)(i),(ii))

For its goodwill attributable to the Singapore component parts CGU:

- If the estimated gross margin used in the VIU calculation had been 10% lower than management's estimates, the Group would have recognised a further impairment charge on goodwill of $780,000;

- If the estimated weighted average growth rate used had been 1% lower than management's estimates (for example: 1.0% instead of 2.0%), the Group would have recognised a further impairment charge on goodwill of $950,000; and

- If the estimated pre-tax discount rate applied to the discounted cash flows for this CGU had been 1% higher than management's estimates (for example: 9.5% instead of 8.5%), the Group would have recognised a further impairment charge on goodwill of $960,000.

3.1 Critical accounting estimates and assumptions (continued)

(c) Impairment of goodwill (continued)

For its remaining goodwill, the change in the estimated recoverable amount from any reasonably possible change on the key estimates does not materially cause the recoverable amount to be lower than its carrying amount.

(d) Uncertain tax positions

The Group is subject to income taxes in numerous jurisdictions. In determining the income tax liabilities, management has estimated the amount of capital allowances and the deductibility of certain expenses ("uncertain tax positions") at each tax jurisdiction.

The Group has significant open tax assessments with a tax authority at the balance sheet date. As management believes that the tax positions are sustainable, the Group has not recognised any additional tax liability on these uncertain tax positions. The maximum exposure of these uncertain tax positions not recognised in these financial statements is $2,850,000.

3.2 Critical judgements in applying the entity's accounting policies

(a) Critical judgements in recognising revenue – Wholesale of furniture

The Group recognised revenue amounting to $2,189,000 for the sale of furniture to a wholesale customer in December 2025. The buyer has the right to rescind the sale if there is 5% dissatisfaction with the quality of the first 100 pieces of furniture sold. This specific concession was made because this is a new product line specifically designed for this customer. However, consistent with other contracts, the Group does not have a right to payment until the furniture has been delivered to the customer. Based on the quality assurance system implemented, the Group is confident that the quality of the product is such that the dissatisfaction rate will be well below 5%. SFRS(I) 15 (123)

Management has determined that it is highly probable that there will be no rescission of the contract and a significant reversal in the amount of revenue recognised will not occur. It is therefore appropriate to recognise revenue on this transaction in 2025 as control of the product was transferred to the customer. The profit recognised for this sale was $1,625,000. The Group would suffer an estimated pre-tax loss of $1,760,000 in its 2025 financial statements if the sale is cancelled ($1,625,000 for the reversal of 2025 profits and $135,000 of costs connected with returning the stock to the warehouse).

3.2 Critical judgements in applying the entity's accounting policies (continued)

(a) Critical judgements in recognising revenue – Wholesale of furniture (continued)

In 2024, the Group did not recognise revenue of $280,000 in relation to a wholesale contract with volume discounts for a new customer and new product line. The Group did not have any experience with the customer's purchase pattern and the product line. Management therefore determined that it was not highly probable that a portion of the revenue would not reverse. Of the $280,000 of revenue not recognised in 2024, $150,000 was recognised in the current financial year based on the actual volume sold for the contract period (refer to Note 2.2(a)).

(b) Impairment of trade receivables and contract assets

As at 31 December 2025, the Group's trade receivables and contract assets amounted to $18,672,000 (Note 18) and $2,978,000 (Note 4(b)) respectively, arising from the Group's different revenue segments – furniture and electronic equipment wholesale, specialised equipment construction and logistics services.

Based on the Group's historical credit loss experience, trade receivables exhibited significantly different loss patterns for each revenue segment. Within each revenue segment, the Group has common customers across the different geographical regions and applies credit evaluations by customer. Accordingly, management has determined the expected loss rates by grouping the receivables across geographical regions in each revenue segment. A loss allowance of $894,000 and $39,000 for trade receivables and contract assets respectively were recognised as at 31 December 2025.

Notwithstanding the above, the Group evaluates the expected credit loss on customers in financial difficulties separately. A group of customers amounted to $128,000 are identified to be credit impaired and separately assessed for recoverability as set out in Note 42(b)(i).

The Group's and the Company's credit risk exposure for trade receivables and contract assets by different revenue segment are set out in Note 42(b)(i).

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3.2 Critical judgements in applying the entity's accounting policies (continued)

(c) Critical judgement over the lease terms

As at 31 December 2025, the Group's lease liabilities, which are measured with reference to an estimate of the lease term, amounted to $37,325,000, of which $2,500,000 arose from extension options. Extension options are included in the lease term if the lease is reasonably certain to be extended. In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise the extension option. SFRS(I) 16 (18) SFRS(I) 16 (19)

For leases of office space and retail stores, the following factors are considered to be most relevant:

- If any leasehold improvements are expected to have a significant remaining value, the Group typically includes the extension option in lease liabilities;
- If the retail stores are located in strategic locations that will contribute to the continued profitability of the retail segment, the Group typically includes the extension option in lease liabilities;
- If there are significant penalty payments to terminate (or not extend), the Group is typically reasonably certain to extend (or not terminate);
- Otherwise, the Group considers other factors including its historical lease periods for similar assets, costs required to obtain replacement assets, and business disruptions.

The extension options for certain retail stores, equipment and motor vehicles have not been included in lease liabilities because the Group could replace the assets without significant cost or business disruption.

The assessment of reasonable certainty to exercise extension options is only revised if a significant change in circumstances occurs which affects this assessment, and that is within the control of the lessee. During the current financial year, the financial effect of revising lease terms to reflect the effect of exercising extension options was an increase in recognised lease liabilities and right-of-use assets of $80,000. SFRS(I) 16 (20)

As at 31 December 2025, potential future (undiscounted) cash outflows of approximately $5,000,000 have not been included in lease liabilities because it is not reasonably certain that the leases will be extended. SFRS(I) 16 (59(b)(i))

3.2 Critical judgements in applying the entity's accounting policies (continued)

(d) Critical judgement over the impact of climate-related risks and opportunities on the Group

The Group is exposed to significant climate-related transition risks such as emerging low-emission technologies which may render existing manufacturing equipment obsolete, and stricter environmental regulations in jurisdictions that they operate in. To address these risks, the Group has developed a climate-related transition plan, which includes reduce carbon emissions from the Groups manufacturing facilities over the next 10 years by making future investments in more energy-efficient technologies and changing some of its raw materials and manufacturing methods. Further details of the Group's climate-related risks and opportunities and transition plan are disclosed in page 15-20 of the sustainability report {not illustrated}.

The Group has assessed the impact of its climate-related transition plan on its financial position and financial performance and has determined that the transition plan has no effect on the recognition or measurement of its assets and liabilities and related income and expenses for the current reporting period because:

(a) the transition plan did not affect the useful lives of the affected manufacturing facilities as they will not be replaced until the end of their current useful lives.

(b) the entity's existing inventory of raw materials will be fully consumed before the entity changes the raw materials used in its manufacturing process in accordance with the transition plan.

(c) the recoverable amounts of the affected cash-generating units (CGUs), after reflecting the effects of the transition plan where required by SFRS(I) 1-36 Impairment of Assets, exceed their carrying amounts.

(d) the transition plan did not affect the timing or amount of expenditure required to settle the entity's decommissioning and site-restoration obligations.

Guidance notes

Critical accounting estimates, assumptions and judgements

1. These disclosures **must be tailored** for another reporting entity as they are specific to an entity's particular circumstances.

2. Disclosure of key sources of estimation uncertainty is not required for assets and liabilities that are measured at fair value based on recently observable market prices. This is because even if their fair values may change materially within the next financial year, these changes will not arise from assumptions or other sources of estimation uncertainty at the balance sheet date. SFRS(I) 1-1 (128)

3. The sensitivity of carrying amounts to the methods, assumptions and estimates underlying their calculation is required to be disclosed when it is necessary to help users of financial statements understand difficult, subjective or complex judgements made by management concerning the future and other key sources of estimation uncertainty. SFRS(I) 1-1 (129) SFRS(I) 1-1 (126)

4. Examples of situations which could give rise to significant judgements and assumptions are:

   - The entity has more than half of the voting rights but has no control over the entity; SFRS(I) 12 (9)(a)
   - The entity has less than of the voting rights but has control (e.g. de facto control); SFRS(I) 12 (9)(b)
   - Whether the entity is an agent or a principal; SFRS(I) 12 (9)(c)
   - The entity does not have significant influence even though it holds 20% or more of the voting rights; SFRS(I) 12 (9)(d)
   - The entity holds less than 20% of the voting rights but has significant influence and; SFRS(I) 12 (9)(e)
   - Determination of the classification of joint arrangements as joint operations or joint ventures. SFRS(I) 12 (7)(c)

   Entities are required to disclose information about significant judgements and assumptions it has made (and changes to those judgements and assumptions). These significant judgements and assumptions include those made by the entity when changes in facts and circumstances are such that the conclusion about whether it has control, joint control or significant influence changes during the reporting period. SFRS(I) 12 (7) SFRS(I) 12 (8)

5. When a parent determines that it is an investment entity in accordance with paragraph 27 of SFRS(I) 10, the investment entity shall disclose information about significant judgements and assumptions it has made in determining that it is an investment entity. If the investment entity does not have one or more typical characteristics of an investment entity (see paragraph 28 of SFRS(I) 10), it shall disclose its reasons for concluding that it is nevertheless an investment entity. SFRS(I) 12 (9A)

Guidance notes

Critical accounting estimates, assumptions and judgements (continued)

6. When an entity becomes, or ceases to be, an investment entity, it shall disclose the change of investment entity status and the reasons for the change. In addition, an entity that becomes an investment entity shall disclose the effect of the change of status on the financial statements for the period presented, including: SFRS(I) 12 (9B)

    (a) the total fair value, as of the date of change of status, of the subsidiaries that cease to be consolidated;

    (b) the total gain or loss, if any, calculated in accordance with paragraph B101 of SFRS(I) 10; and

    (c) the line item(s) in profit or loss in which the gain or loss is recognised (if not presented separately).

7. SFRS(I) 1-1 requires entities to consider whether additional disclosures to enable users of its financial statements to understand the effect (or lack of effect) of its greenhouse gas emissions policy on its financial position and financial performance would provide material information. Entities should consider both quantitative and qualitative factors in making that judgement.

    If entities determine that there are no indications that an explanation about the lack of effect of its greenhouse gas emissions policy on its financial position and financial performance for the current reporting period might be material information in the context of its financial statements taken as a whole because, for example:

    (e) its greenhouse gas emissions policy is not expected to significantly affect its future operations; and

    (f) it operates in an industry that has a low level of greenhouse gas emissions and has limited exposure to climate-related transition risks.

    Entities could therefore provide no such disclosures.

    For further guidance, refer to Near-final staff draft - Disclosures about Uncertainties in the Financial Statements Illustrated using Climate-related Examples

    Entities should ensure the financial statement disclosures are consistent with their Sustainability Report and other disclosures in other sections of the annual report. Refer to the **Impact of climate change on financial statements** section of this publication for further guidance.

4. Revenue from contracts with customers[1]

(g) Disaggregation of revenue from contracts with customers[2-4]

The Group derives revenue from the transfer of goods and services at a point in time and over time in the following major product lines and geographical regions. Revenue is attributed to countries by location of customers.

SFRS(I) 15(113)
SFRS(I) 8 (33(a))

SFRS(I) 15 (B87-89)

	At a point in time	Over time	Total
	$'000	$'000	$'000
2025			
Component parts			
- Singapore	79,928	-	79,928
- People's Republic of China	61,502	-	61,502
- Verenthia	1,978	-	1,978
	143,408	-	143,408
Furniture			
- People's Republic of China	38,988	-	38,988
- Verenthia	27,556	-	27,556
	66,544	-	66,544
Construction			
- Singapore	12,647	17,177	29,824
	12,647	17,177	29,824
Logistic services			
- Singapore	-	5,870	5,870
	-	5,870	5,870
Total	222,599	23,047	245,646

SFRS(I) 15 (114), (115)

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4. Revenue from contracts with customers (continued)

(a) Disaggregation of revenue from contracts with customers (continued)

SFRS(I) 15 (B87-89)

SFRS(I) 15(114), (115)

	At a point in time $'000	Over time $'000	Total $'000
2024			
Component parts			
- Singapore	67,291	-	67,291
- People's Republic of China	39,464	-	39,464
- Verenthia	2,410	-	2,410
	109,165	-	109,165
Furniture			
- People's Republic of China	29,645	-	29,645
- Verenthia	25,613	-	25,613
	55,258	-	55,258
Construction			
- Singapore	11,417	17,598	29,015
	11,417	17,598	29,015
Logistic services			
- Singapore	-	5,460	5,460
	-	5,460	5,460
Total	175,840	23,058	198,898

(b) Contract assets and liabilities

SFRS(I) 15 (116(a))

	Note	31 December **2025** **$'000**	31 December 2024 $'000	1 January[9] 2024 $'000
Contract assets				
- Specialised equipment construction contracts		**2,978**	2,500	2,050
Less: Loss allowance	42(b)	**(39)**	(29)	(24)
Total contract assets		**2,939**	2,471	2,026
Contract liabilities				
- Specialised equipment construction contracts		**678**	548	621
Total contract liabilities		**678**	548	621

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4. Revenue from contracts with customers (continued)

(b) Contract assets and liabilities (continued)

Contract assets relate to fixed-price specialised equipment construction contracts. The contract assets balance increased as the Group provided more services and transferred more goods ahead of the agreed payment schedules. SFRS(I) 15 (118) SFRS(I) 15 (113(b))

Contract liabilities for specialised equipment construction contracts have increased due to the negotiation of higher prepayments and an increase in overall contract activity. SFRS(I) 15 (118)

(i) Revenue recognised in relation to contract liabilities

	2025	2024	
	$'000	$'000	
Revenue recognised in current period that was included in the contract liability balance at the beginning of the period			SFRS(I) 15 (116(b))
- Specialised equipment construction contracts	480	420	
Revenue recognised in current period from performance obligations satisfied in previous periods			SFRS(I) 15 (116(c))
- Consideration from component parts wholesale contracts, not previously recognised due to constraint	385	150	

(ii) Unsatisfied performance obligations

	31 December		
	2025	2024	
	$'000	$'000	
Aggregate amount of the transaction price allocated to contracts that are partially or fully unsatisfied as at 31 December			SFRS(I) 15 (120(a))
- Specialised equipment construction contracts	9,976	8,881	

Notes

4. Revenue from contracts with customers (continued)

(b) Contract assets and liabilities (continued)

Management expects that the transaction price allocated to unsatisfied performance obligations as at 31 December 2025 and 2024 may be recognised as revenue in the next reporting periods as follows: SFRS(I) 15 (120(b)) SFRS(I) 15 (122)

	2025 $'000	2026 $'000	2027 $'000	Total $'000
Partial and fully unsatisfied performance obligations as at:				
31 December 2025	**-**	**4,988**	**4,988**	**9,976**
31 December 2024	5,329	3,552	-	8,881

The amount disclosed above does not include variable consideration, which is subject to significant risk of reversal[6,8].

As permitted under the SFRS(I) 15, the aggregated transaction price allocated to unsatisfied contracts for periods of one year or less, or are billed based on time incurred, is not disclosed[5]. SFRS(I) 15 (121,122)

Notes

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4. Revenue from contracts with customers (continued)

(c) Assets recognised from costs to fulfil contracts[7]

In addition to the contract balances disclosed above, the Group has also recognised an asset in relation to costs to fulfil long-term specialised equipment construction contracts. This is presented within other current assets in the balance sheet.

	31 December 2025 $'000	31 December 2024 $'000	Reference
Other current assets			
Asset recognised from costs incurred to fulfil a contract as at 31 December	**376**	521	SFRS(I) 15 (128(a))
Rights to returned goods	**111**	98	DV
	487	619	
Amortisation and impairment loss recognised as cost of sales during the period	**145**	121	SFRS(I) 15 (128(b))

Costs to fulfil contracts for the construction of specialised equipment relate to costs incurred in developing an IT platform that is used to fulfil a specialised equipment construction contract. These costs are amortised to profit or loss as cost of sales on a basis consistent with the pattern of recognition of the associated revenue. SFRS(I) 15 (127)

Due to an unexpected increase in costs on the contracts by 30% in the financial year ended 31 December 2025, the capitalised IT platform costs is not expected to be completely recovered through contract revenue. Accordingly, an impairment loss of $70,000 was recognised. SFRS(I) 1-36 (126(a)) SFRS(I) 15 (128(b))

(d) Trade receivables from contracts with customers

	Note	Group 31 December 2025 $'000	Group 31 December 2024 $'000	Group 1 January 2024[9] $'000	Company 31 December 2025 $'000	Company 31 December 2024 $'000	Company 1 January 2024[9] $'000	Reference
Current assets								
Trade receivables from contracts with customers	18	**18,672**	26,133	17,712	**6,037**	6,019	7,823	SFRS(I) 15 (116)(a)
Loss allowance	18	**(894)**	(735)	(733)	**(297)**	(266)	(311)	
		17,778	25,398	16,979	**5,740**	5,753	7,512	

Notes

Guidance notes

Revenue from contracts with customers

Objective

1. Users of the financial statements should be given sufficient information to understand the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers. To achieve this, entities must provide qualitative and quantitative information about their contracts with customers, significant judgement made in applying SFRS(I) 15 and any assets recognised from the costs to obtain or fulfil a contract with customers. SFRS(I) 15 (110)

Disaggregation of revenue

2. Entities must disaggregate revenue from contracts with customers into categories that depict how the nature, amount, timing and uncertainty of revenue and cash flows are affected by economic factors. The level of detail in the disclosure will depend on the specific circumstances of each entity. The entity has determined that a disaggregation of revenue using existing segments and the timing of the transfer of goods or services (at a point in time vs over time) is adequate for its circumstances. However, this is a judgement and will not necessarily be appropriate for other entities. SFRS(I) 15 (114), (B87-89)

3. Other categories that could be used as basis for disaggregation include:

   (h) type of good or service (e.g. major product lines);
   (i) geographical regions;
   (j) market or type of customer;
   (k) type of contract (e.g. fixed price vs time-and-materials contracts);
   (l) contract duration (short-term vs long-term contracts); or
   (m) sales channels (directly to customers vs wholesale).

4. When selecting categories for the disaggregation of revenue, entities should also consider how their revenue is presented for other purposes, e.g., in earnings releases, annual reports or investor presentations and what information is regularly reviewed by the chief operating decision makers. Where revenue is disaggregated on a basis other than reportable segments, the entity must disclose sufficient information such that users of their financial statements can understand the relationship between the disaggregated revenue and the revenue information that is disclosed for each reportable segment. SFRS(I) 15 (115)

Guidance notes

Revenue from contracts with customers (continued)

Practical expedients applied in disclosing transaction price allocated to unsatisfied performance obligations

5. SFRS(I) 15 provides a practical expedient for entities not to disclose information about its remaining unsatisfied performance obligations, if either of the following conditions is met: SFRS(I) 15 (121)

    (a) The performance obligation is part of a contract that has an original expected duration of one year or less; or
    (b) The entity recognises revenue from the satisfaction of the performance obligation based on its right to invoice (subject to meeting conditions under paragraph B16 of SFRS(I) 15).

6. Entities are required to explain qualitatively whether they are applying the practical expedient in guidance note 5 above, and whether any consideration from contracts with customers is not included in the transaction price, and therefore, not included in the information disclosed about transaction price allocated to unsatisfied performance obligations. In the illustration above, the entity has explained that the transaction price does not include any estimated amounts of variable consideration that are subject to significant risk of reversal. SFRS(I) 15 (122)

Presentation of capitalised contract costs and rights to returned goods

7. SFRS(I) 15 is silent on the presentation of capitalised contract costs and rights to returned goods. Therefore, the entity needs to develop an appropriate accounting policy and apply it consistently. Where capitalised contract costs or rights to returned goods are material, the entity may present this balance as an additional line item in the statement of financial position, if such presentation is relevant to an understanding of the entity's financial position. In this illustration, capitalised contract costs and rights to returned goods are presented under 'Other current assets'. SFRS(I) 1-1 (55)

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Guidance notes

Revenue from contracts with customers (continued)

Constraining estimates of variable consideration

8. In assessing whether it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur once the uncertainty related to the variable consideration is subsequently resolved, an entity shall consider both the likelihood and the magnitude of the revenue reversal. Factors that could increase the likelihood or the magnitude of a revenue reversal include, but are not limited to, any of the following: SFRS(I) 15 (57)

    (a) The amount of consideration is highly susceptible to factors outside the entity's influence. Those factors may include volatility in a market, the judgement or actions of third parties, weather conditions and a high risk of obsolescence of the promised good or service.

    (b) The uncertainty about the amount of consideration is not expected to be resolved for a long period of time.

    (c) The entity's experience (or other evidence) with similar types of contracts is limited, or that experience (or other evidence) has limited predictive value.

    (d) The entity has a practice of either offering a broad range of price concessions or changing the payment terms and conditions of similar contracts in similar circumstances.

    (e) The contract has a large number and broad range of possible consideration amounts.

9. Entities are required to disclose the opening and closing balances of receivables, contract assets and contract liabilities from contracts with customers, if not otherwise separately presented or disclosed. Therefore, the balances as at 1 January 2024, being the opening balances of the comparative period, are presented. SFRS(I) 15 (116)(a)

Tariff changes and impact

10. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

5. Expenses by nature[1-3]

	Group 2025 $'000	Group 2024 $'000	Reference
Purchases of inventories and construction materials	**69,832**	57,711	
Auditors' remuneration paid/payable to[4]			SGX 1207 6(a),
- Auditor of the Company	**910**	810	ACRA Code R410.31(a)
Other fees paid/payable to[4]			SGX 1207 6(a),
- Auditor of the Company	**50**	45	ACRA Code R410.31(b)
- Other auditors	**10**	8	
Amortisation of intangible assets (Note 29(d))	**1,443**	954	SFRS(I) 1-38 (118(d))
Depreciation of property, plant and equipment (Note 26)	**21,153**	12,750	SFRS(I) 1-16 (73)(e)(vii)
Impairment loss on goodwill (Note 29(a))	**500**	1,081	SFRS(I) 1-36 (126(a))
Employee compensation (Note 6)	**44,827**	42,903	SFRS(I) 1-1 (104)
Sub-contractor charges	**13,238**	12,610	
Advertising expense	**11,938**	9,304	
Rental expense (Note 27(d))	**5,586**	5,690	
Research expense	**785**	645	SFRS(I) 1-38 (126)
Transportation expense	**5,245**	4,713	
Reversal of inventory write-down (Note 19)	**(380)**	-	SFRS(I) 1-2 (36(f))
Other expenses	**3,201**	1,292	
Changes in inventories	**3,466**	(3,234)	
Total cost of sales, distribution and marketing costs and administrative expenses	**180,834**	146,419	

Notes

Guidance notes

Expenses by nature

1. This disclosure is required only for entities that present their expenses by function on the face of the statement of comprehensive income. This publication illustrates a reconciliation of significant/material expenses to the total expenses by function (excluding finance expenses). This presentation, while not required, is encouraged as it ensures that all significant/material expenses are disclosed. As an alternative, the reporting entity can present only selected significant/material expenses in this note. SFRS(I) 1-1 (104)

2. Where items of income and expense are material, the nature and amount of such items shall be disclosed separately, either in the statement of comprehensive income, the statement of profit or loss where applicable, or in the notes. Please refer to paragraph 98 of SFRS(I) 1-1 for items that would require separate disclosure. SFRS(I) 1-1 (97, 98)

3. The classification of expenses may vary with the type of expense. For example, where expenses are classified by nature, wages and salaries paid to employees involved in research and development (R&D) activities may be classified as employee benefits expense, while amounts paid to external organisations for R&D may be classified as external R&D expense. However, where expenses are classified by function, both the wages and salaries and external payments should be classified as R&D expense.

Auditors' fees

4. Where the entity is listed on the SGX, disclosure must be made on the aggregate of the fees paid to the auditors broken down into audit and non-audit services. If there are no audit or non-audit fees paid, an appropriate negative statement shall be made. SGX 1207 (6(a))

   There may also be fees paid to the auditor of the company which are not included in determining the Group/Company's profit from operations, for example, those fees that are capitalised or charged immediately to equity. It is appropriate to include such fees for this disclosure.

   The disclosure note also considers ACRA Code paragraph R410.31 which requires the auditor of a public interest entity to publicly disclose fees paid or payable to the audit firm and its network firms for the audit of the financial statements, and other fees charged by the audit firm and its network firms for the provision of services other than audit of financial statements. ACRA Code R410.31

6. Employee compensation

	Group		
	2025	2024	
	$'000	$'000	
Wages and salaries	**32,937**	31,471	
Employer's contribution to defined contribution plans[1]	**10,890**	10,417	SFRS(I) 1-19 (53)
Termination benefits	**350**	200	SFRS(I) 1-19 (171), DV
Other long-term benefits	**298**	100	
Share option expense (Note 37(b)(i))	**672**	715	SFRS(I) 2 (50,51(a))
	45,147	42,903	
Less: Amounts attributable to discontinued operations	**(320)**	-	
Amounts attributable to continuing operations (Note 5)	**44,827**	42,903	

Guidance notes

Employee compensation

1. For Singapore entities, defined contribution plans include contributions to the Central Provident Fund. A number of countries in the region (e.g. Korea, Taiwan, Thailand, Vietnam, Indonesia, India, Sri Lanka, Pakistan and Bangladesh) have local legislation that requires companies to contribute to defined benefit plans. Accounting for such plans is complicated and the disclosures are extensive. Please refer to Appendix 1 Example 2 for an illustrated disclosure.

7. Other income[1]

	Group 2025 $'000	Group 2024 $'000	Reference
Interest income[2]			SFRS(I) 1-1 (97), (98)
- Financial assets measured at amortised cost[3]			
• Investments	**197**	126	SFRS(I) 7 (20(b))
• Trade receivables	**150**	120	
• Bank deposits	**1,730**	1,339	
• Loans to an associate	**30**	30	SFRS(I) 1-24 (18)
• Net investment in sub-lease (Note 28)	**582**	324	SFRS(I) 16 (90(a)(ii))
- Debt investments measured at FVOCI[3]	**250**	205	SFRS(I) 7 (20(b))
	2,939	2,144	
Dividend income[2]	**2,694**	1,547	
Government grant income	**800**	1,200	
Income from sub-leases (Note 28)	**506**	355	
Rental income from investment properties (Note 25)	**645**	521	SFRS(I) 1-40 (75(f), (i))
	4,645	3,623	
Total	**7,584**	5,767	

The Group's dividend income includes dividends recognised from investments in equity instruments designated at FVOCI of $520,000 (2024: $1,402,000). No dividend was recognised for investments in equity instruments designated at FVOCI derecognised during the financial year. SFRS(I) 7 (11A(d))

The Group was awarded a Refundable Investment Credit [4-16] for qualifying expenses amounting to $198,000 related to manpower and equipment costs incurred during the year and has assessed that it is reasonably assured of fulfilling the attached conditions. DV

Guidance notes

Other income

1. Where "Other income" is immaterial, a reporting entity may combine it with "Other gain and losses" (Please refer to Note 8 to the financial statements).

Net presentation of interest income, expense and dividend income on financial assets at FVPL

SFRS(I) 9 (5.7.1)
SFRS(I) 7 (20(a))

2. This publication illustrates the disclosure where the entity has elected to present interest income on financial assets, at FVPL, as part of the net fair value gains or losses (Note 8).

   As an alternative, an entity may present interest income, interest expense and dividend income arising from financial instruments, at FVPL, separately. When this option is adopted, an accounting policy, including how such amounts are calculated and on which instruments, should be developed in accordance with SFRS(I) 1-8.

   SFRS(I) 9 (5.7.10)

   This choice is not applicable to financial assets measured at FVOCI. Interest calculated using the effective interest method and dividends are recognised in profit or loss, separately from the fair value gains or losses which are recognised in other comprehensive income.

Separate disclosure of interest revenue for financial assets at amortised cost/ FVOCI

SFRS(I) 7 (20(b))

3. Entities must disclose the total interest revenue (calculated using the effective interest rate method) for financial assets that are measured at amortised cost and debt instruments that are measured at FVOCI separately.

Refundable investment credit (RIC)

4. RIC scheme was introduced in Singapore 2024 Budget Statement to encourage companies to anchor substantive and high value economic activities in Singapore. The RIC is awarded on qualifying expenditure incurred in carrying out qualifying activities during a specified qualifying period.

   Qualifying expenditure categories may include:
   (i) Manpower
   (ii) Capital expenditure
   (iii) Where relevant, professional fees, freight and logistics costs, materials and consumables, intangible asset costs, training costs, and financing costs if the Project involves R&D, innovation, commodity trading, or ecosystem development.

   The RIC can be used to offset against Corporate Income Tax, including Domestic Top-up Tax and Multinational Top-up Tax levied on or due from the company or other entities within the same group, subject to approval. The company may also elect to receive the RICs as cash payout instead of using it to offset taxes.

Guidance notes

5. Unutilised RICs will be refunded to the entity in cash no later than 4 years from when the company makes the claim application in respect of qualifying expenditures incurred.

6. SFRS(I) 1-20 Accounting for Government Grants and Disclosures of Government Assistance should be applied in accounting for the RICs.

   When applying the recognition criterion to the recognition of RIC, the entity should start assessing whether it has "reasonable assurance" from when the Letter of Award is received. The amount of RICs to be recognised in its financial statements is based on management's best estimates at that point in time. "Reasonable assurance" is not defined in SFRS(I) and the entity needs to apply judgement (in some cases, it may involve significant management judgement) in assessing whether it meets the recognition criterion in SFRS(I) 1-20. As required under paragraphs 122 and 123 of SFRS(I) 1-1, an entity shall disclose management judgements that have the most significant effect on the amounts recognised in the financial statements.

7. Under paragraph 32 of SFRS(I) 1-20, when a government grant (or part of) becomes repayable (for instance, due to the entity's failure to meet grant conditions), the amount to be repaid is accounted for as a change in accounting estimate in accordance with the requirements of SFRS(I) 1-8 **Accounting Policies, Changes in Accounting Estimates and Errors**. This is recorded in the period where the change in circumstances take place. SFRS(I) 1-20 (32)

8. For illustrative purposes, it is assumed that:
   (i) PwC Holdings Ltd received the Letter of Award on 1 January 2025 and it is entitled to claim RICs on the following qualifying expenses:
   - 30% of $500,000 manpower costs
   - 30% of $800,000 equipment costs

   (ii) The Group incurred the $500,000 manpower costs and $800,000 equipment costs during the year.

   (iii) The grant income on equipment costs is amortised to profit or loss over 5 years in tandem with the period over which the equipment costs are depreciated.

   (iv) The Group submitted its RIC claim application and received the Letter of Confirmation on 31 December 2025.

   (v) The Group has elected to receive the RIC as cash payout instead of using it to offset taxes.

   (vi) The Group has elected to present the RICs on manpower costs and equipment costs as Government grant income under "Other income".

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Guidance notes

9. When applying the recognition criterion to the recognition of RIC, the entity should start assessing whether it has "reasonable assurance" from when the Letter of Award is received. The timing of recognition is independent of when (i) the RIC claim application is submitted and (ii) the Letter of Confirmation pertaining to the entity's claims is received.

10. PwC Holdings Ltd has assessed that the reasonable assurance criterion in paragraph 7 of SFRS(I) 1-20 is met in FY2025 and it has assessed that there are no conditions in the Letter of Award that it cannot fulfil or that it is reasonably assured that it can fulfil all the stated conditions in the Letter of Award.

11. For illustrative purposes, the Group has elected to receive the RIC as cash payout instead of using it to offset taxes. Alternatively, if an entity elects to use the RIC to offset Corporate Income Tax, including Domestic Top-up Tax and Multinational Top-up Tax, the movement in current income tax liabilities is illustrated as follows:

	Group		Company	
	2025 $'000	2024 $'000	2025 $'000	2024 $'000
Beginning of financial year	X	X	X	X
Currency translation differences	X	X	X	X
Income tax paid	(X)	(X)	(X)	(X)
Utilisation of refundable investment credit	(X)	-	-	-
Tax expense	X	X	X	X
Under-provision in prior financial years	X	X	X	X
End of financial year	X	X	X	X

12. If an entity does not have sufficient income tax liability, the "unutilised" portion of the RICs will continue to be recognised as "Government grant receivable".

13. Under the RIC, any unutilised RICs will be refunded to the entity in cash no later than 4 years from the date when the entity makes the claim application in respect of qualifying expenditures incurred. SFRS(I) 1-20 does not require a government grant receivable to be "discounted".

Guidance notes

14. As required under SFRS(I) 1-20, where the grant income is deducted against the related expenditure, clear disclosures on the effects of the grant income on the related expenditure will need to be included in the notes to the financial statements. SFRS(I) 1-20 (31,39)

15. As required under SFRS(I) 1-1, the entity should disclose material accounting policy information and management judgements that have the most significant effect on the amounts recognised in the financial statements. SFRS(I) 1-1 (177,122)

16. Please refer to ISCA Financial Reporting Guidance 5 Accounting for Refundable Investment Credit (RIC) for further guidance.

8. Other gains and losses – Others[4]

	Group 2025 $'000	Group 2024 $'000	Reference
Fair value (losses)/gains[1]			SFRS(I) 1-1 (97), (98)
- Financial assets and liabilities, mandatorily measured at FVPL			SFRS(I) 7 (20(a)(i))
- Derivative financial instruments	**(1,641)**	(1,020)	
- Financial assets, at FVPL (Note 14)	**750**	515	
- Contingent consideration (Note 42(e))	**(150)**	-	
	(1,041)	(505)	
Ineffectiveness on fair value hedges (Note 15)[2]	**1**	(1)	
Ineffectiveness on cash flow hedges (Note 15)[2]	**1**	(5)	
Currency exchange gains – net[3]	**610**	307	SFRS(I) 1-21 (52(a))
Gain on disposal of property, plant and equipment	**170**	-	
Financial asset, at FVOCI			
• Reclassification from OCI on disposal (Note 37(b)(iii))	**175**	-	
Net fair value (losses)/gains on investment properties (Note 25)	**(1,906)**	174	SFRS(I) 1-40 (76(d))
Total	**(1,990)**	(30)	

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Guidance notes

Other gains and losses – Others

Income, expense, gains or losses

1 SFRS(I) 7 requires separate disclosure of net gains/losses, income and expense either in the statement of comprehensive income or in the notes for: SFRS(I) 7 (20(a))

(i) financial assets or financial liabilities measured at FVPL, showing separately those on financial assets or financial liabilities designated as such upon initial recognition or subsequently in accordance with paragraph 6.7.1 of SFRS(I) 9, and those on financial assets or financial liabilities that are mandatorily measured at FVPL in accordance with SFRS(I) 9 (e.g. financial liabilities that meet the definition of held for trading in SFRS(I) 9). For financial liabilities designated as at FVPL, an entity shall show separately the amount of gain or loss recognised in other comprehensive income and the amount recognised in profit or loss;

(ii) financial liabilities measured at amortised cost;

(iii) financial assets measured at amortised cost;

(iv) investments in equity instruments designated at FVOCI in accordance with paragraph 5.7.5 of SFRS(I) 9; and

(v) financial assets measured at FVOCI in accordance with paragraph 4.1.2A of SFRS(I) 9, showing separately the amount of gain or loss recognised in other comprehensive income during the period and the amount reclassified upon derecognition from accumulated other comprehensive income to profit or loss for the period.

Ineffectiveness on hedges

2. The ineffectiveness on cash flow hedges should be classified consistently with the results of the trading derivative. However, IFRS 9 does not prescribe the presentation in the statement of comprehensive income. Other ways of presenting the fair value gains and losses might be equally appropriate. We believe that an entity's accounting policy on the presentation of hedge ineffectiveness should be consistent with its policy on presenting the results of trading derivatives and derivatives that are not part of a designated hedge accounting relationship. The manner of presentation policy should be applied consistently from period to period.

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Reference

Guidance notes

Other gains and losses – Others (continued)

Currency exchange differences

3. An entity usually classifies foreign exchange gains and losses that relate to borrowings and cash and cash balances as part of 'finance income/cost'. Other foreign exchange gains and losses are usually classified as 'other operating gains/losses', 'other operating income and expense' or similar line items.

   An entity may also present all foreign exchange gains and losses either in 'other operating gains/losses' (or similar line items) or in 'finance income/cost'. The entity needs to develop an appropriate accounting policy and apply it consistently.

Offsetting of income and expenses

4. Consider the size, nature, incidence of the items aggregated and presented net in the Statement of Comprehensive Income and if they are permitted to be offset. Offsetting is generally prohibited because it detracts from giving users a full and proper understanding of the transactions, and of other events and conditions that have occurred and assess the entity's future cash flows. SFRS(I) 1-1 (32), (33)

5. Gains and losses arising from groups of similar transactions, for example, foreign exchange gains and losses or gains and losses arising on financial instruments held for trading are reported on a net basis. However, such gains and losses are presented separately if they are material. SFRS(I) 1-1 (35)

9. Finance expenses

	Group 2025 $'000	Group 2024 $'000	Reference
Interest expense			SFRS(I) 7 (20(b))
- Bank borrowings	**3,704**	4,509	
- Convertible bonds (Note 32)	**3,085**	2,732	
- Dividends on redeemable preference shares	**1,950**	1,950	
- Lease liabilities	**1,928**	2,101	
Loss on modification of borrowings	**150**	-	
	10,817	11,292	
Unwinding of discount on provision for legal claims (Note 34(c))	**37**	34	SFRS(I) 1-37 (84(e))
Unwinding of discount on provision for dismantlement, removal and restoration (Note 34(d))	**38**	36	SFRS(I) 1-37 (84(e))
Cash flow hedges, reclassified from hedging reserve (Note 37(b)(iv))	**753**	643	SFRS(I) 7 (24C(b)(iv))
Currency exchange gains – net	**(1,785)**	(4,650)	SFRS(I) 1-21 (52(a))
	9,860	7,355	
Less: Amount capitalised in investment property and property, plant and equipment	**(121)**	(142)	SFRS(I) 1-23 (26(a))
Amount recognised in profit or loss	**9,739**	7,213	

Finance expenses on general financing were capitalised at a rate of 5.8% per annum (2024: 5.6% per annum). SFRS(I) 1-23 (26(b))

During the financial year ended 31 December 2025, the Group renegotiated its existing loan facilities to refinance the construction of its investment properties. The refinancing resulted in the recognition of a modification loss of $150,000 in profit or loss.

10. Income taxes

(a) Income tax expense

	Group 2025 $'000	Group 2024 $'000	Reference
Tax expense attributable to profit is made up of:			SFRS(I) 1-12 (79)
- Profit for the financial year:			
From continuing operations			
Current income tax			
- Singapore	**9,742**	9,714	
- Foreign	**4,986**	4,473	
- Pillar Two and qualifying domestic top-up taxes	**200**	-	SFRS(I) 1-12 (88(B))
	14,928	14,187	SFRS(I) 1-12 (80(a))
Deferred income tax (Note 35)	**965**	360	SFRS(I) 1-12 (80(c))
	15,893	14,547	
From discontinued operations			
Current income tax			
- Foreign (Note 11(a))	**78**	250	SFRS(I) 1-12 (81(h))
	15,971	14,797	
• Under-provision in prior financial years:			
From continuing operations			
Current income tax	**-**	20	SFRS(I) 1-12 (80(b))
	15,971	14,817	
Tax expense is attributable to:			
- continuing operations	**15,893**	14,567	
- discontinued operations (Note 11(a))	**78**	250	
	15,971	14,817	

Notes

10. Income taxes (continued)

(a) Income tax expense (continued)

The tax on the Group's profit before tax differs from the theoretical amount that would arise using the Singapore standard rate of income tax as follows: SFRS(I) 1-12 (81(c))

	Group		Reference
	2025	2024	
	$'000	$'000	
Profit before tax from			
- continuing operations	**60,578**	51,077	
- discontinued operations (Note 11(a))	**500**	1,560	
	61,078	52,637	
Share of profit of associates and joint venture, net of tax	**(761)**	(340)	
Profit before tax and share of profit of associates and joint venture	**60,317**	52,297	
Tax calculated using tax rate of 17% (2024: 17%) [1,2]	**10,254**	8,890	SFRS(I) 1-12 (85)
Effects of:			
- different tax rates in other countries	**4,669**	5,012	SFRS(I) 1-12 (85)
- tax incentives	**(80)**	-	
- expenses not deductible for tax purposes	**2,787**	2,485	
- income not subject to tax	**(1,834)**	(1,560)	
- utilisation of previously unrecognised:			
- capital allowances	-	(30)	SFRS(I) 1-12 (80(f))
- tax losses	**(25)**	-	SFRS(I) 1-12 (80(e))
- under-provision of tax in prior financial years	-	20	SFRS(I) 1-12 (80(b))
- Pillar Two and qualifying domestic top-up taxes	**200**	-	DV
Tax charge	**15,971**	14,817	

(b) Movement in current income tax liabilities

	Group		Company	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000 DV
Beginning of financial year	**1,700**	2,942	**261**	235
Currency translation differences	**392**	360	-	-
Acquisition of a subsidiary (Note 46(c))	**310**	-	-	-
Income tax paid	**(16,608)**	(16,059)	**(328)**	(289)
Tax expense	**15,006**	14,437	**397**	315
Under-provision in prior financial years	-	20	-	-
End of financial year	**800**	1,700	**330**	261

Notes

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10. Income taxes (continued)

Included in the Company's current tax liabilities is consideration of $117,520 (2024: $128,500) that will be payable to a subsidiary when that subsidiary's tax losses are being utilised by the Company under the group relief tax system. DV

(c) The tax credit/(charge) relating to each component of other comprehensive income is as follows:

Group	**2025**			2024			Reference
	Before Tax	**Tax charge**	**After tax**	Before Tax	Tax credit/ (charge)	After tax	SFRS(I) 1-12 (81(ab)) SFRS(I) 1-1 (90)
	$'000	**$'000**	**$'000**	$'000	$'000	$'000	
Fair value gains/(losses) and reclassification on financial assets, at FVOCI	**1,580**	**(269)**	**1,311**	(1,451)	261	(1,190)	SFRS(I) 1-1 (90)
Fair value gains and reclassification adjustments on cash flow hedges	**961**	**(163)**	**798**	33	(10)	23	SFRS(I) 1-1 (90)
Currency translation differences arising from consolidation	**851**	**-**	**851**	1,027	-	1,027	SFRS(I) 1-1 (90)
Revaluation gains on property, plant and equipment	**650**	**(110)**	**540**	539	(82)	457	SFRS(I) 1-1 (90)
Share of other comprehensive income of associates	**68**	**-**	**68**	35	-	35	SFRS(I) 1-1 (90)
Other comprehensive income	**4,110**	**(542)**	**3,568**	183	169	352	

Notes

10. Income taxes (continued)

(d) Income tax recognised directly in equity is as follows:

	Group		
	2025 **$'000**	2024 $'000	SFRS(I) 1-12 (81(a))
Excess tax on employee share option scheme (Note 37(b)(ii))	**42**	85	

(e) OECD Pillar Two model rules [3-5]

The Group is within the scope of the OECD Pillar Two model rules, and it applies the SFRS(I) 1-12 exception to recognising and disclosing information about deferred tax assets and liabilities related to Pillar Two income taxes. In December 2024, Singapore enacted the Pillar Two legislation and implemented the Income Inclusion Rule ("IIR") and a Domestic Minimum Top-up Tax ("DTT"), effective from 1 January 2025. Under the legislation, the Group is liable to pay a top-up tax for the difference between its GloBE effective tax rate in each jurisdiction and the 15% minimum rate. SFRS(I) 1-12 (88A)

The Group has estimated that the effective tax rates exceed 15% in all jurisdictions in which it operates, except for Singapore and Verenthia, where some of its subsidiaries operate. The Group's assessment indicates that the weighted average effective tax rate based on accounting profit is 14% for Singapore and 8.3% for Verenthia for the annual financial year ended 31 December 2025. Considering the impact of specific adjustments in Pillar Two legislation, the Group recognised a current income tax expense of $200,000 for the year. This is included in income tax in the statement of comprehensive income. SFRS(I) 1-12 (88C)

Return to Primary Statements

Guidance notes

Applicable tax rate(s)

1. In explaining the relationship between tax expense (or income) and accounting profit, an entity shall use an applicable tax rate that provides the most meaningful information to the users of its financial statements. This publication illustrates the disclosure where the corporate tax rate in the country in which the company is domiciled (Singapore) is the most meaningful tax rate. SFRS(I) 1-12 (85)

   Another entity operating in several jurisdictions may find it more meaningful to aggregate separate reconciliations prepared using the domestic rates in those jurisdictions. When that approach is used, the line item "effect of different tax rates in other countries" will no longer be relevant.

2. In the event that changes to tax laws relating to new tax incentives are not finalised by the reporting date and the effect is expected to be material, the following disclosure can be considered: SFRS(I) 1-12 (81)(d)

   "The tax liabilities of the Group and the Company have been computed based on the corporate tax rate and tax laws prevailing at balance sheet date. On [date of budget announcement], the Singapore Government announced changes to the Singapore tax laws, which included new incentives that might be available to certain group entities with effect from the year of assessment 2026. The tax expense of the Group and the Company for the financial year ended [31 December 2025] have not taken into consideration the effect of these incentives as the final detailed interpretation of the incentives had not been released by the tax authority as of the date of authorisation of these financial statements."

OECD Pillar Two model rules

3. In December 2021, the Organisation for Economic Co-operation and Development ('OECD') published Tax Challenges Arising from the Digitalisation of the Economy – Global Anti-Base Erosion Model Rules (Pillar Two): Inclusive Framework on BEPS, hereafter referred to as the 'OECD Pillar Two model rules' or 'the rules'. The rules are designed to ensure that large multinational enterprises within the scope of the rules pay a minimum level of tax on the income arising in a specific period in each jurisdiction where they operate. In general, the rules apply a system of top-up taxes that brings the total taxes paid on an entity's excess profit in a jurisdiction up to the minimum rate of 15%.

   The rules need to be passed into national legislation based on each country's approach. Based on the OECD's recommendation, a number of territories have already enacted the legislation and we expect that further territories will follow. For further information, please refer to our Pillar Two Country tracker. The rules will impact current income tax when the legislation comes into effect.

Guidance notes

OECD Pillar Two model rules (continued)

4. The OECD Pillar Two model rules apply to multinational enterprises that have consolidated revenues (which, as defined by the OECD, include any form of income and are therefore not limited to revenue recognised in accordance with SFRS(I)1-15) of €750m in at least two out of the last four years. For illustrative purposes we have assumed that: SFRS(I) 1-12 (98M)

   (a) PwC Holdings Ltd is within the scope of the OECD Pillar Two model rules,

   (b) The Ultimate Parent Entity ("UPE") is located in a jurisdiction where the Pillar Two Model Rules have not been adopted.

   (c) PwC Holdings Ltd, located in Singapore, is the highest-tier intermediate parent with an enacted IIR. The tax authorities in Singapore will collect top-up tax from PwC Holdings Ltd, which arises from subsidiaries with an effective tax rate lower than 15%

   (d) The effective tax rate in Singapore is lower than 15%, and PwC Holdings Ltd will pay the qualified domestic minimum top-up tax on behalf of the entities in Singapore without any recharge.

   (e) The entity expects to be materially affected by those rules.

5. The illustrative disclosures in note 10(e) are based on the amendments to SFRS(I) 1-12 that were made in May 2023. The amendments introduce the disclosures requirements relating to the known or reasonably estimable exposure to Pillar Two income taxes, which are required for annual reporting periods beginning on or after 1 January 2023. The amendments also introduce an exception to the requirements in the SFRS(I) 1-12 where an entity shall neither recognise nor disclose information about deferred tax assets and liabilities related to Pillar Two income taxes. The amendments related to deferred tax are required to be applied immediately and retrospectively in accordance with SFRS(I) 1-8 **Accounting Policies, Changes in Accounting Estimates and Errors**, including the requirement to disclose the fact that the exception has been applied.

   For more details, please refer to In brief INT2023-10 Global implementation of Pillar Two: Impact on deferred taxes and financial statement disclosures and FRB 12 (Revised October 2025): Accounting Implications arising from the Multinational Enterprise (Minimum Tax) Act in Singapore.

Notes

Guidance notes

OECD Pillar Two model rules (continued)

6. Transitional country-by-country reporting (CbCR) safe harbour rules in Pillar Two allow an entity to avoid undertaking detailed GloBE calculations in respect of a jurisdiction if the entity can demonstrate, based on its qualifying CbCR and financial accounting data, that in that jurisdiction it has

   (i) revenue and income below the de minimis threshold,

   (ii) an effective tax rate (ETR) based on a simplified ETR test that equals or exceeds an agreed rate (15% for fiscal year 2024, 16% for 2025 and 17% for 2026), or

   (iii) no excess profits after excluding routine profits (that is, profit before tax from the CbCR does not exceed the substance-based income exclusion calculated according to the model rules).

   This safe harbour effectively results in an entity avoiding detailed GloBE calculations for three accounting periods – and the entity, based on simplified calculations, might have nil jurisdictional top-up tax. After the three-year transition period, the entity is expected to perform detailed GloBE calculations, which might result in a material Pillar Two tax expense for the periods after transition.

   SFRS(I) 1-1 requires an entity to consider whether to provide additional disclosures where compliance with the specific requirements in SFRS(I) Accounting Standards is insufficient to enable users of financial statements to understand the effect of transactions and other events and conditions on the entity's financial position and financial performance. Based on the facts and circumstances, the entity might determine that it is appropriate to include disclosures relating to the safe harbour basis of calculating Pillar Two top-up taxes payable. This might be considered relevant information for users if the transitional relief provides a significant benefit which, after the transition period, is expected to result in a material increase in top-up taxes payable.

   For the purpose of this publication, it is assumed that PwC Holdings Ltd has not applied the CbCR safe harbour rules.

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11. Discontinued operations and disposal group classified as held for sale

On 31 May 2025, the Group's management and shareholders approved the sale of its 85%-owned subsidiary, PwC Components (Thailand) Co Ltd, in Thailand. The entire assets and liabilities related to PwC Components (Thailand) Co Ltd was presented as a disposal group classified as held-for-sale as at 31 December 2025, and the entire results from PwC Components (Thailand) Co Ltd was presented separately on the statement of comprehensive income as "Discontinued operations" for the financial year ended 31 December 2025. The disposal group was previously presented under the "component parts" reportable segment of the Group (Note 45). The disposal was completed on 15 January 2026. SFRS(I) 5 (41) SFRS(I) 5 (41(d))

(a) The results of the discontinued operations and the re-measurement of the disposal group are as follows[2]: SFRS(I) 5 (33(b))

	Group		
	2025	2024	
	$'000	$'000	
Revenue	**1,830**	4,560	SFRS(I) 5 (33(b)(i))
Expenses	**(1,250)**	(3,000)	SFRS(I) 5 (33(b)(i))
Profit before tax from discontinued operations	**580**	1,560	SFRS(I) 5 (33(b)(i))
Tax (Note 10(a))	**(92)**	(250)	SFRS(I) 5 (33(b)(ii))
Profit after tax from discontinued operations	**488**	1,310	SFRS(I) 5 (33(a)(i))
Pre-tax loss recognised on the remeasurement of disposal group to fair value less costs to sell	**(80)**	-	SFRS(I) 5 (33(b)(iii))
Tax (Note 10(a))	**14**	-	SFRS(I) 5 (33(b)(iv))
Post-tax loss recognised on the re-measurement of disposal group to fair value less costs to sell	**(66)**	-	SFRS(I) 5 (33(a)(ii))
Profit for the year from discontinued operations	**422**	1,310	

11. Discontinued operations and disposal group classified as held for sale (continued)

(b) The impact of the discontinued operations on the cash flows of the Group was as follows: SFRS(I) 5 (33(c))

	Group 2025 $'000	Group 2024 $'000
Operating cash inflows	**420**	956
Investing cash outflows	**(198)**	(269)
Financing cash outflows	**(265)**	(410)
Total cash (outflows)/inflows	**(43)**	277

(c) Details of the assets of disposal group classified as held-for-sale were as follows: SFRS(I) 5 (38)

	Group As at 31 December 2025 $'000
Property, plant and equipment (Note 26)	**1,430**
Trademark and licences (Note 29(b))	**104**
Inventory	**1,284**
	2,818

(d) Details of the liabilities directly associated with disposal group classified as held-for-sale were as follows: SFRS(I) 5 (38)

	Group As at 31 December 2025 $'000
Trade and other payables	**169**
Other current liabilities	**46**
Provisions (Note 34(a))	**72**
	287

Return to Primary Statements

11. Discontinued operations and disposal group classified as held for sale (continued)

	Group As at 31 December 2025 $'000	Reference
(e) Cumulative income recognised in other comprehensive income relating to disposal group classified as held-for-sale were as follows:		
Currency translation differences	**180**	SFRS(I) 5 (38)

	Company As at 31 December 2025 $'000	Reference
(f) Details of assets in non-current asset classified as held-for-sale were as follows:		
Investment in subsidiary (Note 24)	**1,500**	SFRS(I) 5 (38)

In accordance with SFRS(I) 5, the assets of disposal group classified as held-for-sale and liabilities directly associated with disposal group classified as held-for-sale were written down to their fair value less costs to sell of $2,531,000. This is a non-recurring fair value measurement, which was derived using observable inputs, being the prices for recent sales of similar businesses, and is therefore within level 2 of the fair value hierarchy. The fair value was calculated based on the ratio of transaction price to annual revenue for the similar businesses and applying the average to PwC Components (Thailand) Co Ltd. SFRS(I) 13 (93(d))

Notes

Return to Primary Statements

Guidance notes

Discontinued operations and disposal group classified as held-for-sale

1. An entity shall re-present the statement of comprehensive income and statement of cash flows for the discontinued operations for prior periods. In contrast, the balance sheet information for the prior year is not re-presented. SFRS(I) 5 (34) SFRS(I) 1-1 (38)

Results of the discontinued operations and the re-measurement of the disposal group

2. The analysis of the results of the discontinued operations and the gain or loss recognised on the measurement to fair value less costs to sell or on the disposal of the assets or disposal groups constituting the discontinued operations shall be disclosed either in the notes or in the statement of comprehensive income. This publication illustrates the disclosure when the entity elects to disclose in the notes to the financial statements. SFRS(I) 5 (33)(b)

   If the entity elects to present the analysis of the results of the discontinued operations in the statement of comprehensive income, the analysis should be presented in a section identified as relating to discontinued operations. The analysis is not required for disposal groups that are newly acquired subsidiaries that meet the criteria to be classified as held for sale on acquisition (see SFRS(I) 5(11)). SFRS(I) 5 (39)

Other disclosure requirements

3. Disclosures required by other standards do not apply to each of the non-current assets classified as held-for-sale or included in a disposal group except for those assets that are outside the scope of SFRS(I) 5 measurement requirements, which include: SFRS(I) 5 (5), (5B)

   (i) deferred tax assets (SFRS(I) 1-12 Income Taxes)
   (ii) assets arising from employee benefits (SFRS(I) 1-19 Employee Benefits).
   (iii) financial assets within the scope of SFRS(I) 9 Financial Instruments
   (iv) non-current assets that are accounted for in accordance with the fair value model in SFRS(I) 1-40 Investment Property.
   (v) non-current assets that are measured at fair value less costs to sell in accordance with SFRS(I) 1-41 Agriculture.
   (vi) group of contracts within the scope of SFRS(I) 17 Insurance Contracts.

   For example, disclosure requirements in SFRS(I) 13 are required for financial assets within the scope of SFRS(I) 9 and investment properties accounted for at fair value, even if they are classified as held-for-sale.

Tariff changes and impact

4. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

Notes

Return to Primary Statements

12. Earnings per share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to equity holders of the Company by the weighted average number of ordinary shares outstanding during the financial year.

	Continuing operations		Discontinued operations		Total		
	2025	2024	**2025**	2024	**2025**	2024	SFRS(I) 1-33 (68)
Net profit attributable to equity holders of the Company ($'000)	**41,124**	33,302	**359**	1,114	**41,483**	34,416	SFRS(I) 1-33 (70(a))
Weighted average number of ordinary shares outstanding for basic earnings per share ('000)	**26,900**	24,050	**26,900**	24,050	**26,900**	24,050	SFRS(I) 1-33 (70(b))
Basic earnings per share ($ per share)	**1.53**	1.38	**0.01**	0.05	**1.54**	1.43	

(b) Diluted earnings per share

For the purpose of calculating diluted earnings per share, profit attributable to equity holders of the Company and the weighted average number of ordinary shares outstanding are adjusted for the effects of all dilutive potential ordinary shares. The Company has two categories of dilutive potential ordinary shares: convertible bonds and share options. SFRS(I) 1-33 (33, 36)

Convertible bonds are assumed to have been converted into ordinary shares at issuance and the net profit is adjusted to eliminate the interest expense less the tax effect.

For share options, the weighted average number of shares on issue has been adjusted as if all dilutive share options were exercised. The number of shares that could have been issued upon the exercise of all dilutive share options less the number of shares that could have been issued at fair value (determined as the Company's average share price for the financial year) for the same total proceeds is added to the denominator as the number of shares issued for no consideration. No adjustment is made to the net profit.

Return to Primary Statements

12. Earnings per share (continued)

(b) Diluted earnings per share (continued)

Diluted earnings per share for continuing operations and discontinued operations attributable to equity holders of the Company is calculated as follows:

	Continuing operations		Discontinued operations		Total		
	2025	2024	**2025**	2024	**2025**	2024	
Net profit attributable to equity holders of the Company ($'000)	**41,124**	33,302	**359**	1,114	**41,483**	34,416	SFRS(I) 1-33 (70(a))
Add back:							
Interest expense on convertible bonds, net of tax ($'000)	**2,760**	2,432	**-**	-	**2,760**	2,432	
Net profit used to determine diluted earnings per share ($'000)	**43,884**	35,734	**359**	1,114	**44,243**	36,848	SFRS(I) 1-33 (70(a))
Weighted average number of ordinary shares outstanding for basic earnings per share ('000)	**26,900**	24,050	**26,900**	24,050	**26,900**	24,050	SFRS(I) 1-33 (70(b))
Adjustments for ('000)							
• Convertible bonds	**3,300**	3,300	**3,300**	3,300	**3,300**	3,300	
• Share options	**881**	1,218	**881**	1,218	**881**	1,218	
	31,081	28,568	**31,081**	28,568	**31,081**	28,568	SFRS(I) 1-33 (70(b))
Diluted earnings per share ($ per share)	**1.41**	1.25	**0.01**	0.04	**1.42**	1.29	

Notes

Guidance notes

Earnings per share ("EPS")

Retrospective adjustment for changes in number of shares

1. If the number of ordinary or potential ordinary shares increases as a result of a capitalisation, bonus issue or share split, or decreases as a result of a reverse share split before the financial statements are authorised for issue, the basic and diluted EPS for all periods presented shall be adjusted retrospectively, even when this occurs after the balance sheet date. The fact that EPS calculations reflect such changes in the number of shares shall be disclosed. SFRS(I) 1-33 (64)

EPS based on alternative earnings

2. If the reporting entity discloses, in addition to basic and diluted EPS, per share amounts using another measure of net profit, such amounts shall be calculated using the weighted average number of ordinary shares determined based on SFRS(I) 1-33. The basic and diluted per share amount shall be disclosed in the notes to the financial statements. A reconciliation shall be provided between the measure used and a line item reported in the statement of comprehensive income. SFRS(I) 1-33 (73)

Potential dilutive instruments which were anti-dilutive during the period

3. An entity is required to disclose instruments (including contingently issuable shares) that could potentially dilute basic earnings per share in the future, but were not included in the calculation of diluted earnings per share because they are anti-dilutive for the period(s) covered. SFRS(I) 1-33 (70(c))

Share transactions after the end of the reporting period

4. An entity is required to provide a description of material share transactions that occurred after the end of the reporting period and that were not retrospectively adjusted in the calculation of EPS. SFRS(I) 1-33 (70(d))

Notes

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13. Cash and bank balances

	Group		Company		Reference
	31 December		31 December		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Cash at bank and on hand	**81,290**	19,207	**13,586**	10,173	SFRS(I) 1-7 (45)
Short-term bank deposits	**13,487**	11,963	**5,760**	7,105	SFRS(I) 1-7 (45)
	94,777	31,170	**19,346**	17,278	

For the purpose of presenting the consolidated statement of cash flows, cash and cash equivalents comprise the following: SFRS(I) 1-7 (45)

	Group		Reference
	31 December		
	2025	2024	
	$'000	$'000	
Cash and bank balances (as above)	**94,777**	31,170	
Less: Bank deposits pledged[3]	**(300)**	(450)	
Less: Bank overdrafts (Note 31)	**(4,460)**	(3,960)	SFRS(I) 1-7 (8)
Cash and cash equivalents per consolidated statement of cash flows	**90,017**	26,760	

Bank deposits are pledged in relation to the security granted for certain borrowings (Note 31(a)).

Notes

13. Cash and bank balances (continued)

Acquisition and disposal of subsidiaries

Please refer to Note 46 for the effects of acquisitions of subsidiaries on the cash flows of the Group.

On 2 January 2024, the Group disposed of its 70%-owned subsidiary, PwC Glass Sdn. Bhd. The effects of the disposal on the cash flows of the Group were:

	Group At 2 January 2024 $'000	Reference
Carrying amounts of assets and liabilities as at the date of disposal:		SFRS(I) 1-7 (40(d))
Cash and bank balances	300	
Property, plant and equipment	1,563	
Trademark and licences	100	
Inventory	1,370	
Total assets	3,333	
Trade and other payables	104	
Other current liabilities	20	
Provisions	96	
Total liabilities	220	
Net assets derecognised	3,113	
Less: Non-controlling interests	(75)	
Net assets disposed of	3,038	
Cash inflows arising from disposal:		
Net assets disposed of (as above)	3,038	
Reclassification of currency translation reserve (Note 37(b)(v))	19	SFRS(I) 5 (38)
Total assets	3,057	
Gain on disposal	-	
Cash proceeds on disposal	3,057	SFRS(I) 1-7 (40(a), (b))
Less: Cash and bank balances in subsidiary disposed of	(300)	SFRS(I) 1-7 (40(c))
Net cash inflow on disposal	2,757	

Guidance notes

Cash and bank balances

Cash equivalents for the purpose of presenting statement of cash flows

1. Under SFRS(I) 1-7, cash equivalents are defined as "short-term, highly liquid investment that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value". An investment normally qualifies as a cash equivalent when it has a short maturity of three months or less from the date of "acquisition". SFRS(I) 1-7 (7)-(9)

2. The classification of the movement of cash subjected to restriction that does not meet the definition of cash and cash equivalents would depend on the nature of the item and the restriction in force. For example, where the cash deposit is placed as collateral for a performance bond, the movement in the cash deposit would form part of the operating cash flows. In this publication, this movement has been presented under "financing activities" in the statement of cash flows as the bank deposit was pledged in relation to the security granted for certain borrowings. SFRS(I) 1-7 (6)

Restricted cash

3. There may be circumstances in which cash and bank balances held by an entity are not available for use by the Group. An example is when a subsidiary operates in a country where exchange controls or other legal restrictions apply. SFRS(I) 1-7 (48), (49)

   The economic substance of the restrictions would depend on the facts and circumstances in each individual case and should be assessed separately. If the funds do meet the criteria to be classified as cash and cash equivalents but the use of the funds is subject to restrictions, disclosure is required of the relevant amounts along with a commentary on their restriction. The following disclosure can be considered:

   "Included in cash and cash equivalents are bank deposits amounting to $[ ] (2024: $[ ]) which are not freely remissible for use by the Group because of currency exchange restrictions."

4. The IFRIC concluded that restrictions on the use of a demand deposit arising from a contract with a third party do not result in the deposit no longer being cash for the purpose of the presentation in the statement of cash flows, provided that the entity can still access those amounts on demand - that is, unless the restrictions change the deposit's nature in a way that it would no longer meet the definition of cash. The Committee also noted that entities might need to present the restricted cash as a separate line item in the statement of financial position where this is relevant to an understanding of the entity's financial position. Further, restricted cash would normally be classified as current, unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period.

14. Financial assets, at FVPL[4,5]

	Group		
	2025	2024	DV
	$'000	$'000	
Beginning of financial year	**13,600**	11,895	
Additions	**500**	1,490	
Fair value gains (Note 8)	**750**	515	
Disposals	**(100)**	(300)	
End of financial year	**14,750**	13,600	

	Group		SFRS(I) 7 (31), (34(c))
	31 December		
	2025	2024	
	$'000	$'000	
Current			
Listed securities:			
- Equity securities – Singapore[1]	**8,435**	8,235	
- Equity securities – US[1]	**3,365**	3,065	
	11,800	11,300	
Non-current			
Non-listed debt instruments:			
- Mandatorily redeemable preference shares[2]	**2,350**	2,300	
- Convertible bond	**600**	-	
	2,950	2,300	
Total	**14,750**	13,600	

The instruments are all mandatorily measured at fair value through profit or loss.[3] SFRS(I) 7 (8(a)(ii))

Notes

Guidance notes

Financial assets, at FVPL

1. An entity shall disclose information that enables users of its financial statements to evaluate the nature and extent of risks arising from financial instruments to which the entity is exposed at the end of the reporting period. Information such as the countries in which the equity securities are listed, and the interest rates and maturity dates of the debt securities shall be disclosed if the information is material to enable the users to evaluate the nature and extent of risks arising from those financial assets. SFRS(I) 7 (31)

2. To determine which measurement category the financial asset falls into, management should first consider, whether the financial asset is an investment in equity instrument, as defined in SRFS(I) 1-32, by considering from the perspective of the issuer.

   Where the classification involves significant judgement and the relevant amounts are material, the entity should consider disclosing the rationale for classifying such shares as debt instruments. SFRS(I) 1-1 (122)

3. The entity would need to disclose each of these following financial assets and the associated gains/losses separately. If an entity has financial assets measured at FVPL of which: SFRS(I) 7 (8(a), 20(a)(i))

   (a) Some were designated as such upon initial recognition;
   (b) Some were designated as such in accordance with paragraph 6.7.1 of SFRS(I) 9; and
   (c) Some were mandatorily measured at FVPL in accordance with the requirements of SFRS(I) 9.

   All of PwC Holdings Ltd's financial assets are mandatorily measured at FVPL, hence, this disclosure does not apply.

4. If an entity has designated financial assets at FVPL which would otherwise be measured at FVOCI or amortised cost, the entity must provide additional disclosures as required under paragraph 9 of SFRS(I) 7. SFRS(I) 7 (9)

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Guidance notes

Financial assets, at FVPL (continued)

5. If an entity has financial liabilities designated at FVPL, a number of additional disclosures apply as set out in paragraphs 8, 10, 10A, 11 and 20 of SFRS(I) 7. Some, but not all of these are illustrated as follows:

Financial liabilities designated at FVPL SFRS(I) 7 (B5(a)) SFRS(I) 7 (21) SFRS(I) 9 (4.3.5)

The Group has convertible debentures which are classified entirely as liabilities because there is an obligation to pay cash to the holders at maturity, and the debentures were issued in a currency other than the functional currency of the Company. As the instrument contains an embedded derivative, it has been designated at fair value through profit or loss on initial recognition and as such the embedded conversion feature is not separated. All transaction costs related to financial instruments designated as fair value through profit or loss are expensed as incurred.

The component of fair value changes relating to the Company's own credit risk is recognised in other comprehensive income. Amounts recorded in OCI related to credit risk are not subject to recycling in profit or loss, but are transferred to retained profits when realised. Fair value changes relating to market risk are recognised in profit or loss. SFRS(I) 9 (5.7.7)

	2025 $'000	2024 $'000	Reference
Carrying amount	**105,216**	104,715	
Includes:			
- Cumulative change in fair value of convertible debentures attributable to changes in credit risk, recognised in the FVOCI reserve	**217**	225	SFRS(I) 7 (10(a))
Amount the Company is contractually obligated to pay to the holders of the convertible debentures at maturity	**102,620**	102,620	SFRS(I) 7 (10(b))
Difference between carrying amount and the amount the company is contractually obligated to pay to holders of the debentures at maturity	**2,596**	2,095	

Guidance notes

Financial assets, at FVPL (continued)

Financial liabilities designated at FVPL (continued)

The Group determines the amount of fair value changes which are attributable to credit risk, by first determining the changes due to market conditions which give rise to market risk, and then deducting those changes from the total change in fair value of the convertible debentures. Market conditions which give rise to market risk include changes in the benchmark interest rate. The change in fair value of the embedded derivative is excluded in determining the amount to be presented in OCI.

SFRS(I) 7 (11(a)) SFRS(I) 9 (B5.7.13) – (B5.7.20)

SFRS(I) 7 (11(b))

The Group believes that this approach most faithfully represents the amount of change in fair value due to the company's own credit risk, as the changes in factors contributing to the fair value of the convertible debentures other than changes in the benchmark interest rate are not deemed to be significant.

6 This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

15. Derivative financial instruments

	Group			Company			DV
	Contract notional amount[5]	Fair value Asset	Fair value Liability	Contract notional amount[5]	Fair value Asset	Fair value Liability	
	$'000	$'000	$'000	$'000	$'000	$'000	
31 December 2025							
Derivatives held for hedging:							
Cash-flow hedges							
- Interest rate swaps	**27,000**	**-**	**(1,011)**	**-**	**-**	**-**	
- Currency forwards	**15,000**	**1,508**	**-**	**-**	**-**	**-**	
Fair value hedge							
- Currency forwards	**10,000**	**1,448**	**-**	**-**	**-**	**-**	
Derivatives not held for hedging:							
- Currency forwards	**8,000**	**-**	**(2,079)**	**2,000**	**150**	**-**	
Total		**2,956**	**(3,090)**		**150**	**-**	
Current[2,3]		**288**	**-**		**-**	**-**	SFRS(I) 1-1 (66), (69)
Non-current[2,3]		**2,668**	**(3,090)**		**150**	**-**	SFRS(I) 1-1 (66), (69)
Total		**2,956**	**(3,090)**		**150**	**-**	

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15. Derivative financial instruments (continued)

	Group			Company			
	Contract notional amount	Fair value Asset	Fair value Liability	Contract notional amount	Fair value Asset	Fair value Liability	DV
	$'000	$'000	$'000	$'000	$'000	$'000	
31 December 2024							
Derivatives held for hedging:							
Cash-flow hedges							
- Interest rate swaps	30,324	308	-	-	-	-	
- Currency forwards	13,410	-	(766)	-	-	-	
Fair value hedge							
- Currency forwards	2,400	1,854	-	2,100	211	-	
Derivatives not held for hedging:							
- Currency forwards	1,908	-	(610)	-	-	-	
Total		**2,162**	**(1,376)**		**211**	**-**	
Current		1,854	(1,376)		211	-	SFRS(I) 1-1 (66), (69)
Non-current		308	-		-	-	SFRS(I) 1-1 (66), (69)
Total		**2,162**	**(1,376)**		**211**	**-**	

Reference

15. Derivative financial instruments (continued)

Hedging instruments used in Group's hedging strategy in 2025

SFRS(I) 7 (23A, 23B, 24A, 24B(a)(iv), 24B(b)(i), 24C(a)(i), 24C(b)(i), 24C(b)(ii))

		Carrying Amount		Changes in fair value used for calculating hedge ineffectiveness				
	Contractual notional amount[6] $'000	Assets/ (Liabilities) $'000	Financial statement line item	Hedging instrument $'000	Hedged Item $'000	Hedge ineffectiveness recognised in P&L*[5] $'000	Weighted average hedged rate[7]	Maturity date[7]
Group								
Fair value hedge								
Foreign exchange risk[1]								
- Forward contracts to hedge firm commitments	10,000	1,448	Derivative financial instruments	1,448	(1,447)	1	USD $1 : $1.50 RMB 4.7: $1	June 2027 - Sept 2027
Cash flow hedge								
Foreign exchange risk[1]								
- Forward contracts to hedge highly probable transactions	15,000	1,508	Derivative financial instruments	1,220	(1,217)	3	USD $1 : $1.45	March 2026 - June 2026
Interest rate risk[1]								
- Interest rate swap to hedge floating rate borrowings	27,000	(1,011)	Derivative financial instruments	(1,011)	1,009	(2)	5.8%	2027
Net investment hedge								
Foreign exchange risk[1]								
- Borrowings to hedge net investments in foreign operations	N/A	(3,010)	Borrowings	216	(216)	-	RMB 4.7 : $1	2027

* All hedge ineffectiveness is recognised in profit and loss within "other gains/losses".

SFRS(I) 7 (24C(a)(ii), 24C(b)(iii))

Notes

Reference

15. Derivative financial instruments (continued)

Hedging instruments used in Group's hedging strategy in 2024

SFRS(I) 7 (23A, 23B, 24A, 24B(a)(iv), 24B(b)(i), 24C(a)(i), 24C(b)(i), 24C(b)(ii))

	Contractual notional amount[6]	Carrying Amount: Assets/ (Liabilities)	Carrying Amount: Financial statement line item	Changes in fair value used for calculating hedge ineffectiveness: Hedging instrument	Changes in fair value used for calculating hedge ineffectiveness: Hedged Item	Hedge ineffectiveness recognised in P&L*[5]	Weighted average hedged rate[7]	Maturity date[7]
	$'000	$'000		$'000	$'000	$'000		
Group								
Fair value hedge								
Foreign exchange risk[1]								
- Forward contracts to hedge firm commitments	2,400	1,854	Derivative financial instruments	1,535	(1,534)	(1)	USD $1 : $1.52 RMB 4.83 : $1	Jan 2025 - March 2025
Cash flow hedge								
Foreign exchange risk[1]								
- Forward contracts to hedge highly probable transactions	13,410	(766)	Derivative financial instruments	(276)	274	(2)	USD $1 : $1.52	Jan 2025 - March 2025
Interest rate risk[1]								
- Interest rate swap to hedge floating rate borrowings	30,324	308	Derivative financial instruments	(337)	334	(3)	6.10%	2027
Net investment hedge								
Foreign exchange risk[1]								
- Borrowings to hedge net investments in foreign operations	N/A	(3,010)	Borrowings	(296)	296	-	RMB 4.83 : $1	2027
Company								
Fair value hedge								
Foreign exchange risk[1]								
- Forward contracts to hedge firm commitments	2,100	211	Derivative financial instruments	(7)	7	-	USD $1 : $1.52	Jan 2025 - March 2025

SFRS(I) 7 (24C(a)(ii), 24C(b)(iii))

*All hedge ineffectiveness is recognised in profit and loss within "other gains/losses".

Notes

15. Derivative financial instruments (continued)

Effects of fair value hedges on hedged items are as follows:

	Carrying amount of assets/ (liabilities)	Financial statement line item that includes hedged item	Accumulated amount of fair value adjustments	
	$'000		$'000	SFRS(I) 7 (24B(a)(i), (ii), (iii))
2025				
Group				
Fair value hedge				
Foreign exchange risk				
- Forward contracts to hedge firm commitments	200	Trade and other receivables	27	
2024				
Group				
Fair value hedge				
Foreign exchange risk				
- Forward contracts to hedge firm commitments	340	Trade and other receivables	35	
Company				
Fair value hedge				
- Forward contracts to hedge firm commitments	5	Trade and other receivables	(2)	

The Company did not apply fair value hedge accounting in 2025.

Notes

Guidance notes

Derivative financial instruments

Disclosure by risk category

1. SFRS(I) 7 requires an entity to provide hedge accounting disclosures by risk categories. An entity shall determine each risk category on the basis of risk exposures it decides to hedge, and for which hedge accounting is applied. Risk categories shall be determined consistently for all hedge accounting disclosures. SFRS(I) 7 does not prescribe on the level of disaggregation of hedge accounting disclosures required, however, an entity shall use the same level of aggregation or disaggregation it uses for disclosure requirements of related information in SFRS(I) 7 and SFRS(I) 13 Fair value measurement. SFRS(I) 7 (21C), (21D)

Classification as current or non-current

2. The classification of financial instruments as held for trading under IFRS 9 does not mean that they must necessarily be presented as current in the statement of financial position. Rather, the requirements of paragraph 66 of SFRS(I) 1-1 should be applied in determining classification. This means that financial assets, including portions of financial assets expected to be realised within 12 months of the reporting date, should only be presented as current assets if realisation within 12 months is expected. Otherwise, they should be classified as non-current. SFRS(I) 1-1 (66), (69), (71)

3. Similar to financial assets, where a portion of a financial liability is due to be settled within 12 months of the reporting date, and settlement cannot be deferred for at least 12 months following the reporting date, that portion should be presented as a current liability; the remainder should be presented as a non-current liability.

4. The treatment of hedging derivatives will be similar. This suggests that hedging derivatives should be split into current and non-current portions. However, as an alternative, the full fair value of hedging derivatives could be classified as current if the hedge relationships are for less than 12 months, and as non-current if those relationships are for more than 12 months.

Tariff changes and impact

5. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

Guidance notes

Derivative financial instruments (continued)

Designation of hedging instruments

6. There is normally a single fair value measure for a hedging instrument in its entirety, and the factors that cause changes in fair value are co-dependent. Thus, a hedging relationship is designated by an entity for a hedging instrument in its entirety. It follows that a derivative instrument cannot be split into components representing different risks, with only certain components designated as a hedging instrument. However, SFRS(I) 9 permits three exceptions where certain components of the derivative instrument may be designated as the hedging instrument, as follows: SFRS(I) 9 (6.2.4)
   (a) separating the forward element and spot element of a forward contract, and designating only the change in the spot element as hedging instrument;
   (b) separating and excluding the foreign currency basis spread from the designated hedging instrument; and
   (c) separating the intrinsic value and time value of an option contract, and designating only the change in intrinsic value of an option as the hedging instrument.

   Where the above exceptions are applied, the changes in the fair value of the component of the derivative instrument not designated as a hedging instrument is recognised in OCI and deferred in a hedging reserve in equity. This would be amortised to profit or loss on a systematic and rational basis. SFRS(I) 9 (6.5.15), (6.5.16)

Disclosure of contractual notional amounts

7. SFRS(I) 7 requires the disclosure of the nominal amounts (including quantities such as tonnes or cubic metres) of the hedging instruments. While not mandatory for non-hedging derivative financial instruments, these may be included to enable users to evaluate the nature and extent of risks arising from financial instruments to which the entity is exposed to during and at the end of the financial period. SFRS(I) 7 (24A(d)) SFRS(I) 7 (1(b))

Disclosure of the amount, timing and uncertainty of future cash flows

8. An entity shall disclose quantitative information by risk category to allow users of the financial statements to evaluate the terms and conditions of hedging instruments and how they affect the amount, timing and uncertainty of future cash flows by disclosing: SFRS(I) 7 (23A), (23B)

   (a) A profile of the timing of the nominal amount of the hedging instrument; and
   (b) The average price (for example, strike price or forward price etc) of the hedging instruments, if applicable.

16. Financial assets, at FVOCI

	Group		Company		
	31 December		31 December		DV
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Beginning of financial year	**13,452**	15,850	**1,600**	1,500	
Fair value gains/(losses) (Note (a))	**1,750**	(1,459)	**15**	(68)	
Additions	**500**	174	**-**	168	
Disposals (Note (b))	**(10,977)**	(1,113)	**-**	-	
End of financial year	**4,725**	13,452	**1,615**	1,600	

	Group		Company		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Non-current assets					
Listed equity securities[1]:					
- ABC Limited	**1,900**	1,600	**1,615**	1,600	SFRS(I) 7 (11A(a), (c))
- XYZ Limited	**-**	5,744	**-**	-	
- EFG Plc	**2,300**	2,014	**-**	-	
	4,200	9,358	**1,615**	1,600	
Unlisted debt securities[2]:					
- SGD corporate variable rate notes due 30 November 2025	**-**	4,094	**-**	-	
- SGD corporate fixed rate notes due 30 June 2028	**525**	-	**-**	-	
	525	4,094	**-**	-	
	4,725	13,452	**1,615**	1,600	

Notes

16. Financial assets, at FVOCI (continued)

(a) Fair value gains/(losses) include a loss allowance due to impairment of debt instruments, at FVOCI of $5,000 (2024: $8,000) (Note 42(b)). SFRS(I) 7 (16A)

(b) During the financial year ended 31 December 2025, the Group disposed listed equity securities and unlisted debt securities as the underlying investments were no longer aligned with the Group's long-term investment strategy. These investments had a fair value of $6,844,000 (2024: $1,113,000) and $4,133,000 (2024: Nil) respectively at the date of disposal, and the cumulative gain on disposal amounted to $300,000 (2024: $257,000), net of tax. The cumulative gain on disposal was reclassified from fair value reserve to retained profits. SFRS(I) 7 (11B) SFRS(I) 7 (11A(e))

Guidance notes

Financial assets, at FVOCI

1. Requirement to disclose the identity of each individual equity investment depends on whether the identity of each individual equity investment is material information under SFRS(I) 1-1 by considering the size or nature of the item (or a combination of both). Whether the identity of each individual equity investment held by an entity is material to the financial statement is a matter of judgement. SFRS(I) 7 (11A)

   The identity of an individual equity investment might be considered material where an entity has a single large strategic investment designated at FVOCI. Conversely, the identity of an individual equity investment might not be considered material where an entity holds a large number of similar individual investments designated at FVOCI or where the value of each investment is not material. In this case, the entity should consider the disclosure at higher level of aggregation (for example, disclosing by type of investments, industries and geographical areas).

   In this illustration, each individual investment is considered as material because it is held for strategic purpose.

2. The carrying amount of debt instruments measured at FVOCI in accordance with paragraph 4.1.2A of SFRS(I) 9 is not reduced by a loss allowance and an entity shall not present the loss allowance separately in the statement of financial position as a reduction of the carrying amount of the financial asset. However, an entity shall disclose the loss allowance in the notes to the financial statements. SFRS(I) 7 (16A)

3. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8.**

17. Other investments at amortised cost

DV

	Group 31 December 2025 $'000	Group 31 December 2024 $'000
Beginning of financial year	**2,403**	2,403
Addition	**1,500**	-
Accrued interest	**47**	23
Impairment recognised in profit and loss during the year	**(453)**	(23)
End of financial year	**3,497**	2,403

SFRS(I) 7 (31)

	2025 $'000	2024 $'000
Current		
Unlisted SGD floating rate notes due 28 June 2026	**482**	-
Listed SGD corporate 4.4% fixed rate notes due 27 August 2026	**321**	-
	803	-
Less: Loss allowance	**(40)**	-
	763	-
Non-current		
Unlisted SGD 5.5% fixed rate notes due 31 May 2027	**1,647**	1,650
Listed SGD corporate 5% fixed rate notes due 31 May 2030	**1,500**	-
Unlisted SGD floating rate notes due 28 June 2026	**-**	472
Listed SGD corporate 4.4% fixed rate notes due 27 August 2026	**-**	311
	3,147	2,433
Less: Loss allowance	**(413)**	(30)
	2,734	2,403
Total	**3,497**	2,403

The fair values of non-current fixed rate notes are $2,850,000 (2024: $1,780,000). The fair values are based on discounted cash flows using the market interest rates for an equivalent bond as at 31 December 2025 and 31 December 2024. The fair values are within Level 2 of the fair value hierarchy.

SFRS(I) 13 (93(b), (d))
SFRS(I) 13 (97)

Notes

18. Trade and other receivables – current

SFRS(I) 1-1(77,78(b))

	Group 31 December 2025 $'000	Group 31 December 2024 $'000	Company 31 December 2025 $'000	Company 31 December 2024 $'000	Reference
Trade receivables					SFRS(I) 1-1 (78(b))
- Associates	**197**	214	**-**	-	SFRS(I) 1-24 (18(b))
- Subsidiaries	**-**	-	**379**	700	SFRS(I) 1-24 (18(b))
- Non-related parties	**18,475**	25,919	**5,658**	5,319	
	18,672	26,133	**6,037**	6,019	
Less: Loss allowance	**(894)**	(735)	**(297)**	(266)	
	17,778	25,398	**5,740**	5,753	
Loan to an associate (Note (a))	**2,456**	1,440	**-**	-	SFRS(I) 1-24 (18(b))
Less: Non-current portion (Note 20)	**(1,357)**	(1,047)	**-**	-	
	1,099	393	**-**	-	
Other receivables	**35**	49	**15**	18	
Finance lease receivables (Note (b))	**2,800**	2,010	**-**	-	
Staff loans (Note 21)	**50**	70	**30**	35	
Government grant receivable (Note 7)	**150**	-	**43**	-	
Deposits	**217**	316	**-**	-	
Prepayments	**256**	245	**2**	18	
	22,385	28,481	**5,830**	5,824	

(a) The loan to an associate, PwC A Property (Hong Kong) Limited is unsecured. Loan amounting to $1,357,000 (2024: $1,047,000) is repayable in full by 31 December 2027 (Note 20). Interest is fixed at 2.3% per annum. SFRS(I) 1-24 (18(b)) SFRS(I) 7 (31)

(b) The finance lease receivables relate to a sublease which was classified as finance lease, as disclosed in Note 28.

Notes

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19. Inventories[1-4]

SFRS(I) 1-1 (78(c))

	Group 31 December		Company 31 December		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
At cost					
Raw materials	**12,585**	11,619	**-**	-	SFRS(I) 1-2 (37)
Work-in-progress	**2,458**	3,012	**-**	-	SFRS(I) 1-2 (37)
Finished goods	**12,456**	17,830	**2,245**	3,305	SFRS(I) 1-2 (37)
	27,499	32,461	**2,245**	3,305	

The cost of inventories recognised as an expense and included in "cost of sales" amounted to $75,174,000 (2024: $64,508,000). SFRS(I) 1-2 (36(d)), (38), (39)

Inventories of $1,500,000 (2024: $1,000,000) of the Group and $500,000 (2024: $500,000) of the Company have been pledged as security for bank overdrafts of the Group and the Company (Note 31(a)). SFRS(I) 1-2 (36(h))

The Group reversed $380,000 (2024: $nil) of a previous inventory write-down in August 2023. The Group has sold all the goods that were written down to an independent retailer in People's Republic of China at original cost. The amount reversed has been included in "cost of sales". No inventory write-down or reversal was recognised in 2024. SFRS(I) 1-2 (36(f), (g))

Guidance notes

Inventories

Inventories classifications

1. Disclosure is required of the total carrying amount of inventories and further sub-classifications as appropriate to the Group's operations. Common classifications of inventories are trading merchandise, production supplies, materials, work-in-progress and finished goods. The inventories of a service provider may simply be described as work-in-progress. SFRS(I) 1-2 (36(b)), (37))

Inventory write-down/reversal of write down

2. Where there is any write-down or reversal of write-down of inventories, the following should be disclosed: SFRS(I) 1-2 (36(f), (g))

   (a) The amount of any write-down or reversal of write-down that is recognised as expense or income in the period; and

   (b) The circumstances or events that led to the reversal of the write-down.

3. Separate disclosure of finished goods at fair value less costs to sell is required where applicable per SFRS(I) 13 (e.g., for commodity broker-traders who measure their inventories at fair value less costs to sell). When inventories are measured at fair value less costs to sell, changes in fair value less costs to sell are recognised in profit or loss in the period of the change. SFRS(I) 13 (5) SFRS(I) 1-2 (3(b)), (36(c))

4. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

20. Trade and other receivables – non-current

SFRS(I) 1-1(77,78(b))

	Group 31 December 2025 $'000	Group 31 December 2024 $'000	Company 31 December 2025 $'000	Company 31 December 2024 $'000
Finance lease receivables (Note 28)	**7,711**	5,534	**-**	-
Loan to an associate (Note 18)	**1,357**	1,047	**-**	-
Loans to subsidiaries[3]	**-**	-	**4,693**	3,032
Staff loans (Note 21)	**50**	593	**40**	115
Indemnification asset[1] (Note 46(i))	**400**	200	**-**	-
	9,518	7,374	**4,733**	3,147

SFRS(I) 1-24 (18(b))

The loans to subsidiaries by the Company are unsecured, interest bearing at the three-month deposit rate plus 1.5% per annum and will be repayable in full on 31 December 2027.

SFRS(I) 1-24 (18(b)(i)) SFRS(I) 7 (31)

The fair values of non-current trade and other receivables are computed based on cash flows discounted at market borrowing rates. The fair values are within level 2 of the fair value hierarchy.

SFRS(I) 7 (25) SFRS(I) 13 (93(b,d),97)

SFRS(I) 7 (6), (26)

Fair value	Group 31 December 2025 $'000	Group 31 December 2024 $'000	Company 31 December 2025 $'000	Company 31 December 2024 $'000
Finance lease receivables	**7,805**	5,648	**-**	-
Loan to an associate	**1,410**	1,250	**-**	-
Loans to subsidiaries	**-**	-	**4,600**	3,039
Staff loans	**59**	628	**46**	121
Indemnification asset	**405**	201	**-**	-

Market borrowing rate	Group 31 December 2025 %	Group 31 December 2024 %	Company 31 December 2025 %	Company 31 December 2024 %
Finance lease receivables	**7.1**	7.2	**-**	-
Loan to an associate	**7.3**	7.5	**-**	-
Loans to subsidiaries	**-**	-	**6.3**	6.5
Staff loans	**7.5**	7.6	**7.4**	7.5

Notes

Guidance notes

Trade and other receivables – non-current

Subsequent measurement of indemnification assets

1. At the end of each subsequent reporting period, the acquirer shall measure an indemnification asset that was recognised at the acquisition date on the same basis as the indemnified liability or asset, subject to any contractual limitation on its amount. The indemnification asset is subject to recoverability considerations. A loss allowance (provision for a doubtful recoverability of the receivable) might be included in the indemnification asset's carrying value. The indemnification asset's value is adjusted to reflect any contractual limitations on the indemnified amount. SFRS(I) 3 (57)

Factoring of receivables

2. Certain entities may have receivables which are subject to factoring arrangements. If the entity has receivables that are factored under a factoring arrangement but not derecognised, the following illustrative disclosure may be considered: SFRS(I) 7 (42D)

   "The carrying amounts of the trade receivables include receivables which are subject to a factoring arrangement. Under this arrangement, the Group has factored the relevant receivables in exchange for cash and is prevented from selling or pledging the receivables. However, the Group has retained substantially all of the risks and rewards of ownership through late payment and credit risk. The Group therefore continues to recognise the factored assets in their entirety in the balance sheet. The amount repayable under the factoring agreement is presented as secured borrowing. The Group's accounting policy is to interpret 'held to collect' on the basis of the accounting treatment and the continued recognition of the receivables on the balance sheet. The Group therefore considers that the held to collect business model remains appropriate for these receivables and hence continues measuring them at amortised cost.

   Management considers that, in substance, the factor collects the amounts receivable on the entity's behalf and retains the cash in settlement of the separate financing transaction. The Group therefore presents the cash inflows, received from the factor as financing cash inflows and the subsequent payments by the debtor as both operating cash inflows and financing cash outflows."

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Guidance notes

Trade and other receivables – non-current (continued)

Loans to subsidiaries – repayable on demand

3. Certain entities may provide loans to subsidiaries that are repayable on demand. The demand feature might be primarily a form of protection or a tax-driven feature of the loan. Both parties might expect and intend that the loan will remain outstanding for the foreseeable future. If so, the instrument is, in substance, long-term in nature, and the entity classifies it as a non-current asset. The entity classifies the loan as a current asset if the parties intend that it will be repaid within 12 months of the reporting period. The subsidiary classifies the liability as current, because it does not have the right to defer repayment for more than 12 months, regardless of the parties' intentions. SFRS (I) 1-1 (66)

21. Staff loans

DV

	Group		Company	
	31 December		31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Receivables due				
- Not later than one year (Note 18)	**50**	70	**30**	35
- Later than one year but within five years (Note 20)	**50**	593	**40**	115
	100	663	**70**	150

Staff loans included $15,000 (2024: $15,000) made to a member of key management personnel of the Group. The loan is unsecured, interest free and repayable in full on 31 December 2027. SFRS(I) 1-24 (18)

22. Investments in associates

	2025	2024	DV
Company	$'000	$'000	
Equity investments at cost			
Beginning and end of financial year	**1,000**	1,000	

Set out below are the associates which are material to the Group.

SFRS(I) 12 (21)(a)(i), (iii), (iv)

Name of entity	Place of business/country of incorporation	% of ownership interest 31 December 2025	2024
PwC A Property (Hong Kong) Limited	Hong Kong	**35**	35
PwC A Furniture Sdn. Bhd.	Malaysia	**25**	25

PwC A Property (Hong Kong) Limited is an investment holding company with subsidiaries holding significant real estate investments in Hong Kong. PwC A Property (Hong Kong) is a strategic partnership for the Group, providing access to new markets in Hong Kong. SFRS(I) 12 (21(a)(ii))

PwC A Furniture Sdn. Bhd. markets and distributes furniture in Malaysia. PwC A Furniture Sdn. Bhd. provides the Group with access to expertise in efficient marketing and distribution processes for its own furniture business and access to key trends. SFRS(I) 12 (21(a)(ii))

As at 31 December 2025, the fair value of the Group's interest in PwC A Property (Hong Kong) Limited, which is listed on the Hong Kong Stock Exchange, was $1,521,000 (2024: $1,486,000). The fair value is classified within Level 1 of the fair value hierarchy. The carrying amount of the Group's interest was $737,000 (2024: $710,000). SFRS(I) 12 (21(b)(iii))

There are no contingent liabilities relating to the Group's interest in the associates[2]. SFRS(I) 12 (23(b))

22. Investments in associates (continued)

Summarised financial information for associates[3]

Summarised balance sheet

SFRS(I) 12 (21(b)(ii))

	PwC A Property (Hong Kong) Limited 31 December		PwC A Furniture Sdn. Bhd. 31 December		Reference
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Current assets	**3,650**	3,210	**24,863**	21,357	SFRS(I) 12 (B12(b)(i))
Current liabilities	**(3,628)**	(3,401)	**(15,080)**	(14,320)	SFRS(I) 12 (B12(b)(iii))
Non-current assets	**6,042**	5,890	**27,245**	25,206	SFRS(I) 12 (B12(b)(ii))
Non-current liabilities	**(5,674)**	(5,385)	**(14,232)**	(13,211)	SFRS(I) 12 (B12(b)(iv))

Notes

22. Investments in associates (continued)

Summarised statement of comprehensive income

	PwC A Property (Hong Kong) Limited For the year ended 31 December		PwC A Furniture Sdn. Bhd. For the year ended 31 December		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Revenue	**3,819**	3,112	**24,185**	21,363	SFRS(I) 12 (B12(b)(v))
Profit/(loss) from continuing operations	**94**	(169)	**3,329**	2,317	SFRS(I) 12 (B12(b)(vi))
Post-tax profit/(loss) from continuing operations	**76**	(169)	**2,588**	2,106	DV
Post-tax profit from discontinued operations[4]	**-**	-	**-**	-	SFRS(I) 12 (B12(b)(vii))
Other comprehensive gain	**-**	-	**260**	140	SFRS(I) 12 (B12(b)(viii))
Total comprehensive income/(loss)	**76**	(169)	**2,848**	2,246	SFRS(I) 12 (B12(b)(ix))
Dividends received from associate[4]	**-**	-	**-**	-	SFRS(I) 12 (B12(a))

The information above reflects the amounts presented in the financial statements of the associates (and not the Group's share of those amounts), adjusted for differences in accounting policies between the Group and the associates. SFRS(I) 12 (B14(a))

The following table summarises, in aggregate, the Group's share of profit and other comprehensive income of the Group's individually immaterial associates accounted for using the equity method: SFRS(I) 12 (B16)

	As at 31 December		
	2025	2024	
	$'000	$'000	
Loss from continuing operations	**(293)**	(416)	SFRS(I) 12 (B16(a))
Post-tax profit from discontinued operations[4]	**-**	-	SFRS(I) 12 (B16(b))
Other comprehensive income	**3**	-	SFRS(I) 12 (B16(c))
Total comprehensive loss	**(290)**	(416)	SFRS(I) 12 (B16(d))

22. Investments in associates (continued)

Reconciliation of summarised financial information

SFRS(I) 12 (B14(b))

Reconciliation of the summarised financial information presented, to the carrying amount of the Group's interest in associates, is as follows:

	PwC A Property (Hong Kong) Limited		PwC A Furniture Sdn. Bhd.		Total	
	31 December		31 December		31 December	
	2025	2024	**2025**	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000	**$'000**	$'000
Net assets	**390**	314	**22,796**	19,032	**23,186**	19,346
Group's equity interest	**35%**	35%	**25%**	25%	**-**	-
Group's share of net asset	**137**	110	**5,699**	4,758	**5,836**	4,868
Goodwill	**600**	600	**420**	420	**1,020**	1,020
Carrying value	**737**	710	**6,119**	5,178	**6,856**	5,888
Add: Carrying value of individually immaterial associates, in aggregate[3]					**1,428**	1,718
Carrying value of Group's interest in associates					**8,284**	7,606

SFRS(I) 12 (B16)

Guidance notes

Investments in associates

Cumulative preference shares issued by associates

1. If an associate has cumulative preference shares that are held by parties outside the Group and that are classified as equity, the Group computes its share of results after adjusting for the dividends on such shares, whether or not the dividends have been declared. SFRS(I) 1-28 (37)

Risks associated with an entity's interest in associates

2. In accordance with SFRS(I) 1-37, unless the probability of loss is remote, contingent liabilities incurred relating to the entity's interest in associates (including its share of contingent liabilities incurred jointly with other investors with significant influence over the associates), are required to be disclosed separately from the amount of other contingent liabilities. SFRS(I) 12 (23(b))

Summarised financial information of associates

3. Summarised financial information is required for the Group's interest in material associates. An entity is also required to disclose, in aggregate, the carrying amount of its interests in all individually immaterial associates that are accounted for using the equity method. An entity shall also disclose separately the aggregate amount of its share of those associates' profit or loss from continuing operations, post-tax profit or loss from discontinued operations, other comprehensive income, and total comprehensive income. SFRS(I) 12 (21(b)(ii), 21(c)) SFRS(I) 12 (B16)

4. Some of the line items have nil balances but have been included for illustrative purpose.

Nature, extent and financial effects of an entity's interests in associates

5. An entity is required to disclose the nature and extent of any significant restriction (e.g. borrowing arrangements, regulatory requirements or contractual arrangements between investors with significant influence over an associate) on the ability of the associates to transfer funds to the entity in the form of cash dividends, or to repay loans or advances made by the entity. SFRS(I) 12 (22(a))

6. When the financial statements of an associate used in applying the equity method are as of a date or for a period that is different from that of the entity, an entity is required to disclose the date of the end of the reporting period of the financial statements of that associate; and the reason for using a different date or period. SFRS(I) 12 (22(b))

7. If the entity has stopped recognising its share of losses of the associate when applying the equity method, the entity is required to disclose the unrecognised share of losses of the associate, both for the reporting period and cumulatively. SFRS(I) 12 (22(c))

Guidance notes

Investments in associates (continued)

Nature, extent and financial effects of an entity's interests in associates (continued)

8. The interest in an associate is the carrying amount of the investment in the associate together with any long-term interest that, in substance, forms part of the investor's net investment in the associate. SFRS(I) 9 impairment requirements are applied to other financial instruments, including any long-term interest forming part of the investor's net interest in an associate to which equity accounting is not applied. SFRS(I) 1-28 (38)

Entities classified as held for sale

9. The disclosure requirements of SFRS(I) 12 also apply to interests in entities that are classified as held for sale, except for the summarised information in paragraphs B10 to B16 of SFRS(I) 12. SFRS(I) 12 (5A), (B17)

Tariff changes and impact

10. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

23. Investment in a joint venture

DV

Company	**2025** **$'000**	2024 $'000
Equity investments at cost		
Beginning and end of financial year	**880**	880

Set out below is the joint venture of the Group as at 31 December 2025, which is material to the Group.

SFRS(I) 12 (21)(a)(i), (iii), (iv)

Name of entity	Place of business/ country of incorporation	% of ownership interest 31 December **2025**	2024
PwC JV Logistics (PRC) Co. Ltd	China	**60**	60

PwC JV Logistics (PRC) Co. Ltd provides freight forwarding and warehousing services and gives the Group access to efficient freight forwarding processes and quality warehousing service processes in People's Republic of China. SFRS(I) 12 (21(a)(ii))

The Group has $200,000 (2024: $150,000) of commitments to provide funding if called, relating to its joint venture. There are no contingent liabilities relating to the Group's interest in the joint venture. PwC JV Logistics (PRC) Co. Ltd has an unresolved legal case relating to a contract dispute with a customer. As the case is at an early stage in proceedings, it is not possible to determine the likelihood or amount of any settlement, should PwC JV Logistics (PRC) Co. Ltd be unsuccessful.[2] SFRS(I) 12 (23)

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23. Investment in a joint venture (continued)

Summarised financial information for joint venture[3]

Set out below is the summarised financial information for PwC JV Logistics (PRC) Co. Ltd. SFRS(I) 12 (21(b)(ii))

Summarised balance sheet

	PwC JV Logistics (PRC) Co. Ltd 31 December		Reference
	2025	2024	
	$'000	$'000	SFRS(I) 12 (B12(b)(i))
Current assets	**8,102**	6,711	
Includes:			SFRS(I) 12 (B13(a))
- Cash and bank balances[4]	**1,824**	1,002	
Current liabilities	**(11,385)**	(10,428)	SFRS(I) 12 (B12(b)(iii))
Includes:			SFRS(I) 12 (B13(b))
- Financial liabilities (excluding trade payables)[4]	**(9,846)**	(9,340)	
Non-current assets	**15,548**	13,221	SFRS(I) 12 (B12(b)(ii))
Non-current liabilities	**(9,537)**	(7,409)	SFRS(I) 12 (B12(b)(iv))
Includes:			
- Financial liabilities (excluding trade payables)[4]	**(6,981)**	(6,520)	SFRS(I) 12 (B13(c))

23. Investment in a joint venture (continued)

Summarised statement of comprehensive income

	PwC JV Logistics (PRC) Co. Ltd For the year ended 31 December		
	2025	2024	
	$'000	$'000	SFRS(I) 12 (B12(b)(v))
Revenue	**10,728**	10,228	
Interest income[4]	**320**	320	SFRS(I) 12 (B13(e))
Expenses			
Includes:			
- Depreciation and amortisation[4]	**(1,720)**	(1,420)	SFRS(I) 12 (B13(d))
- Interest expense[4]	**(3,308)**	(3,108)	SFRS(I) 12 (B13(f))
Profit from continuing operations	**731**	393	SFRS(I) 12 (B12(b)(vi))
Income tax expense[4]	**(98)**	-	SFRS(I) 12 (B13(g))
Post-tax profit from continuing operations	**633**	393	DV
Post-tax profit from discontinued operations[5]	**-**	-	SFRS(I) 12 (B12(b)(vii)
Other comprehensive income[5]	**-**	-	SFRS(I) 12 (B12(b)(viii)
Total comprehensive income	**633**	393	SFRS(I) 12 (B12(b)(ix))
Dividends received from joint venture[5]	**-**	-	SFRS(I) 12 (B12(a))

The information above reflects the amounts presented in the financial statements of the joint venture (and not the Group's share of those amounts), adjusted for differences in accounting policies between the Group and the joint venture. SFRS(I) 12 (B14(a))

Notes

23. Investment in a joint venture (continued)

Reconciliation of summarised financial information

SFRS(I) 12 (B14(b))

Reconciliation of the summarised financial information presented to the carrying amount of the Group's interest in joint venture, is as follows:

	PwC JV Logistics (PRC) Co. Ltd 31 December	
	2025	2024
	$'000	$'000
Net Assets	**2,728**	2,095
Group's equity interest	**60%**	60%
Group's share of net assets	**1,637**	1,257
Goodwill	**200**	200
Carrying value	**1,837**	1,457

Guidance notes

Investment in a joint venture

Cumulative preference shares issued by joint ventures

1 If the joint venture has cumulative preference shares that are held by parties outside the Group and that are classified as equity, the Group computes its share of results after adjusting for the dividends on such shares, whether or not the dividends have been declared. SFRS(I) 1-28 (37)

Risks associated with an entity's interests in joint ventures

2 An entity is required to disclose commitments that it has relating to its joint ventures separately from the amount of other commitments as specified in SFRS(I) 12 (B18–B20). SFRS(I) 12 (23(a))

In accordance with SFRS(I) 1-37, unless the probability of loss is remote, contingent liabilities incurred relating to the entity's interests in joint ventures (including its share of contingent liabilities incurred jointly with other investors with joint control over, the joint ventures), are required to be disclosed separately from the amount of other contingent liabilities. SFRS(I) 12 (23(b))

Notes

Guidance notes

Investment in a joint venture (continued)

Summarised financial information of joint ventures

3. Summarised financial information is required for the Group's interest in material joint ventures. In this illustration, PwC Holdings Ltd has provided the financial information for the Group's interests in its only joint venture. An entity is also required to disclose, in aggregate, the carrying amount of its interests in all individually immaterial joint ventures that are accounted for using the equity method. An entity shall also disclose separately the aggregate amount of its share of those joint ventures' profit or loss from continuing operations, post-tax profit or loss from discontinued operations, other comprehensive income, and total comprehensive income. SFRS(I) 12 (21(b)(ii)) SFRS(I) 12 (21(c)) SFRS(I) 12 (B16)

4. There are more disclosure requirements in relation to summarised financial information of joint ventures than those for interests in associates. The following line items, while not required to be disclosed for associates, are required for joint ventures: SFRS(I) 12 (B13)

   (a) cash and bank balances included in paragraph B12(b)(i).
   (b) current financial liabilities (excluding trade and other payables and provisions) included in paragraph B12(b)(iii).
   (c) non-current financial liabilities (excluding trade and other payables and provisions) included in paragraph B12(b)(iv).
   (d) depreciation and amortisation.
   (e) interest income.
   (f) interest expense.
   (g) income tax expense or income.

5. Some of the line items have nil balances but have been included for illustrative purposes.

Nature, extent and financial effects of an entity's interests in joint ventures SFRS(I) 12 (22(a))

6. An entity is required to disclose the nature and extent of any significant restrictions (e.g. resulting from borrowing arrangements, regulatory requirements or contractual arrangements between investors with joint control over a joint venture) on the ability of the joint ventures to transfer funds to the entity in the form of cash dividends, or to repay loans or advances made by the entity.

Guidance notes

Investment in a joint venture (continued) SFRS(I) 12 (22(b))

Nature, extent and financial effects of an entity's interests in joint ventures (continued)

7. When the financial statements of a joint venture used in applying the equity method are as of a date or for a period that is different from that of the entity, an entity is required to disclose the date of the end of the reporting period of the financial statements of that joint venture, and the reason for using a different date or period.

8. If the entity has stopped recognising its share of losses of the joint venture when applying the equity method, the entity is required to disclose the unrecognised share of losses of the joint venture, both for the reporting period and cumulatively. SFRS(I) 12 (22(c))

Interest in a joint venture SFRS(I) 1-28 (38)

9. The interest in a joint venture is the carrying amount of the investment in the joint venture together with any long-term interests that, in substance, form part of the investor's net investment in the joint venture. For example, an item for which settlement is neither planned nor likely to occur in the foreseeable future is, in substance, an extension of the entity's investment in that joint venture. SFRS(I) 9 impairment requirements are applied to other financial instruments, including any long-term interest forming part of the investor's net interest in a joint venture to which equity accounting is not applied.

Entities classified as held for sale SFRS(I) 12 (5A), (B17)

10. The disclosure requirement of SFRS(I) 12 also apply to interest in entities that are classified as held for sale, except for the summarised information in paragraph B10 to B16 of SFRS(I) 12.

Tariff changes and impact

11. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to Note 2 - Basis of preparation, Guidance Note 8.

24. Investments in subsidiaries

	Company 2025 $'000	Company 2024 $'000	DV
Equity investments at cost			
Beginning of financial year	**94,160**	95,160	
Additions	**11,890**	-	
Reclassified to non-current asset classified as held-for-sale (Note 11(f))	**(1,500)**	-	
Disposal	**-**	(1,000)	
End of financial year	**104,550**	94,160	

The Group has the following subsidiaries as at 31 December 2025 and 2024:

SFRS(I) 12 (10(a), 12(a-d))

Name	Principal activities	Country of business/ incorporation	Proportion of ordinary shares directly held by parent	Proportion of ordinary shares held by the Group	Proportion of ordinary shares held by non-controlling interests	Proportion of preference shares held by the Group
			%	%	%	%
PwC Construction Pte Ltd	Construction of specialised equipment	Singapore	100	100	-	-
PwC Property (Singapore) Pte Ltd	Investment holding	Singapore	100	100	-	100
PwC Furniture (PRC) Co., Ltd	Sale of furniture	People's Republic of China	85	85	15	-
PwC Components (Singapore) Pte Ltd[7]	Manufacture of component parts	Singapore	45	45	55	-
PwC Components (PRC) Co., Ltd	Manufacture of component parts	People's Republic of China	80	80	20	-
PwC Components (China) Co. Ltd	Manufacture of component parts	People's Republic of China	70	70	30	-
PwC Furniture (Verenthia) Pte Ltd	Sale of furniture	Verenthia	70	70	30	-

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24. Investments in subsidiaries (continued)

In addition, the Group acquired the following subsidiary during 2024:

Name	Principal activities	Country of business/ incorporation	Proportion of ordinary shares directly held by parent 31 December 2025 %	2024 %	Proportion of ordinary shares held by the Group 31 December 2025 %	2024 %	Proportion of ordinary shares held by non-controlling interests 31 December 2025 %	2024 %
PwC Components (Dalian) Co., Ltd	Manufacture of component parts	People's Republic of China	**95**	-	**95**	-	**5**	-

The Group classified its 85%-owned subsidiary, PwC Components Thailand Co Ltd to disposal group held for sale during 2025 (Note 11).

Significant judgement: consolidation of entities with less than 50% ownership

Management has concluded that the Group controls PwC Components (Singapore) Pte Ltd, even though it holds less than half of the voting rights of this subsidiary. This is because the Group is the largest shareholder with a 45% equity interest, while the remaining shares are widely dispersed. An agreement signed between the shareholders grants PwC Holdings Ltd the right to appoint, remove and set the remuneration of management responsible for directing the relevant activities. A 67% majority vote is required to change this agreement, which cannot be achieved without the Group's consent, since the group holds 45% of the voting rights.

Significant restrictions[1]

SFRS(I) 12 (13(a)(i))

Cash and short-term deposits of $1,585,000 (2024: $1,043,000) are held in the People's Republic of China and are subject to local exchange control regulations. These local exchange control regulations provide for restrictions on exporting capital from the country, other than through normal dividends.

SFRS(I) 12 (12(f))

	31 December 2025 $'000	2024 $'000
Carrying value of non-controlling interests		
PwC Components (Singapore) Pte Ltd	**4,271**	3,650
PwC Components (China) Co. Ltd	**7,896**	6,351
Other subsidiaries with immaterial non-controlling interest	**628**	533
Total	**12,795**	10,534

Notes

24. Investments in subsidiaries (continued)

Summarised financial information of subsidiaries with material non-controlling interests[2]

SFRS(I) 12 (12(g)), (B10(b)), (B11)

Set out below are the summarised financial information for each subsidiary that has non-controlling interests that are material to the Group. These are presented before inter-company eliminations.

Summarised balance sheet

SFRS(I) 12 (B10(b))

	PwC Components (Singapore) Pte Ltd 31 December		PwC Components (China) Co. Ltd 31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Current				
Assets	**7,981**	6,440	**19,434**	16,887
Liabilities	**(3,298)**	(2,998)	**(6,218)**	(5,890)
Total current net assets	**4,683**	3,442	**13,216**	10,997
Non-current				
Assets	**5,757**	3,411	**14,880**	9,980
Liabilities	**(2,286)**	(2,337)	**(5,232)**	(4,431)
Total non-current net assets	**3,471**	1,074	**9,648**	5,549
Net assets	**8,154**	4,516	**22,864**	16,546

24. Investments in subsidiaries (continued)

Summarised income statements

SFRS(I) 12 (B10(b))

	PwC Components (Singapore) Pte Ltd For year ended 31 December		PwC Components (China) Co. Ltd For year ended 31 December		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Revenue	**18,343**	12,554	**32,650**	25,330	
Profit before income tax	**3,867**	2,117	**6,820**	4,322	
Income tax expense	**(657)**	(644)	**(1,344)**	(1,030)	
Post-tax profit from continuing operations	**3,210**	1,473	**5,476**	3,292	
Post-tax profit from discontinued operations[4]	**-**	-	**-**	-	
Other comprehensive income	**428**	389	**842**	655	
Total comprehensive income	**3,638**	1,862	**6,318**	3,947	
Total comprehensive income allocated to non-controlling interests	**2,001**	1,024	**1,895**	1,184	SFRS(I) 12 (12(e))
Dividends paid to non-controlling interests	**1,380**	1,260	**350**	200	SFRS(I) 12 (B10(a))

Summarised cash flows

SFRS(I) 12 (B10(b))

	PwC Components (Singapore) Pte Ltd For year ended 31 December		PwC Components (China) Co. Ltd For year ended 31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Net cash generated from operating activities	**4,640**	3,813	**5,690**	2,634
Net cash used in investing activities	**(1,028)**	(855)	**(1,845)**	(1,110)
Net cash used in financing activities	**(3,088)**	(2,651)	**(437)**	(234)

Guidance notes

Investment in subsidiaries

Nature and extent of significant restrictions

1. An entity is required to disclose information that enables users of its consolidated financial statements to evaluate the nature and extent of significant restrictions on its ability to access or use assets, and settle liabilities, of the Group. SFRS(I) 12 (10(b)(i)), (13)

   When the financial statements of a subsidiary used in the preparation of consolidated financial statements are as of a date or for a period that is different from that of the consolidated financial statements, an entity is required to disclose the date of the end of the reporting period of the financial statements of that subsidiary, and the reason for using a different date or period. SFRS(I) 12 (11)

Summarised financial information of subsidiaries with material non-controlling interests

2. Summarised financial information about the assets, liabilities, profit or loss and cash flows is required for the Group's subsidiaries with material non-controlling interests. SFRS(I) 12 (12(g)), (B10(b))

Transactions with non-controlling interests

SFRS(I) 12 (18)

3. An entity is required to present a schedule that shows the effects on the equity attributable to owners of the parent of any changes in its ownership interest in a subsidiary that do not result in a loss of control.

   An illustration is as follows:

   (a) Acquisition of additional interest in a subsidiary

   On 21 April 2025, the Company acquired the remaining 5% of the issued shares of XYZ group for a purchase consideration of $1,000,000. The Group now holds 100% of the equity share capital of XYZ group. The carrying amount of the non-controlling interests in XYZ group on the date of acquisition was $400,000. The Group derecognised non-controlling interests of $400,000 and recorded a decrease in equity attributable to owners of the parent of $600,000. The effect of changes in the ownership interest of XYZ group on the equity attributable to owners of the Company during the year is summarised as follows:

	2025 $'000
Carrying amount of non-controlling interest acquired	400
Consideration paid to non-controlling interest	(1,000)
Excess of consideration paid recognised in parent's equity	(600)

Guidance notes

Investment in subsidiaries (continued)

Transactions with non-controlling interests (continued)

(b) Disposal of interest in a subsidiary without loss of control

On 5 September 2025, the Company disposed of a 10% equity interest in ABC Limited at a consideration of $1,100,000. Following the disposal, the Company still controls ABC Limited, retaining 70% of the equity interests. The carrying amount of the non-controlling interests in ABC Limited on the date of disposal was $2,000,000 (representing 20% interest). This resulted in an increase in non-controlling interest of $1,000,000 and an increase in equity attributable to owner of the parent of $100,000. The effect of changes in the ownership interest of ABC Limited on the equity attributable to owners of the Company during the year is summarised as follows:

	2025
	$'000
Carrying amount of interests in subsidiary disposed of	**(1,000)**
Consideration received from non-controlling interests	**1,100**
Excess of consideration received recognised in parent's equity	**100**

(c) Effects of transactions with non-controlling interests on the equity attributable to owner of the parent for the year ended 31 December 2025.

		← Attributable to equity holders of the Company →			
		Other reserves	Total	Non-controlling interests	Total equity
2025		$'000	$'000	$'000	$'000
Acquisition of additional interest in a subsidiary	Refer to Consolidated Statement of Changes in Equity for other equity items	(600)	(600)	(400)	(1,000)
Disposal of interests in a subsidiary without loss of control		100	100	1,000	1,100

4. Some of the line items have nil balances but have been included for illustrative purposes.

Notes

Guidance notes

Investment in subsidiaries (continued)

Nature of risks associated with an entity's interests in consolidated and unconsolidated structured entities

5. An entity is required to disclose information that enable users of its consolidated financial statements to evaluate the nature of, and changes in, the risks associated with its interests in consolidated structured entities and unconsolidated structured entities (see paragraphs 14 to 17 and 24 to 31 of SFRS(I) 12). SFRS(I) 12 (14)-(17), (24)-(31)

Interests in unconsolidated subsidiaries (investment entities)

6. An investment entity that, in accordance with SFRS(I) 10, is required to apply the exception to consolidation and instead account for its investment in a subsidiary at fair value through profit or loss shall disclose that fact. For each unconsolidated subsidiary, an investment entity shall disclose details as required by SFRS(I) 12 (19B)(a-c) and SFRS(I) 12 (19D-G). If investment entity is the parent of another investment entity, the parent shall also provide the disclosure in SFRS(I) 12 (19B)(a-c) for investments that are controlled by its investment entity subsidiary. The disclosure may be provided by including, in the financial statements of the parent, the financial statements of the subsidiary (or subsidiaries) that contain the above information. SFRS(I) 12 (19A-G)

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25. Investment properties

Group	Completed investment properties[2] $'000	Investment property under construction[2] $'000	Total $'000	SFRS(I) 1-40 (76)
2025				
Beginning of financial year	**17,292**	**46**	**17,338**	
Additions (Note (a))	**650**	**85**	**735**	SFRS(I) 1-40 (76(a))
Disposals	**(230)**	**-**	**(230)**	SFRS(I) 1-40 (76(c))
Reclassified to disposal group (Note 11)[3]	**-**	**-**	**-**	SFRS(I) 1-40 (76(c))
Transfer from inventories (Note 19)[3]	**-**	**-**	**-**	SFRS(I) 1-40 (76(f))
Transfer from property, plant and equipment (Note 26)[3]	**-**	**-**	**-**	SFRS(I) 1-40 (76(f))
Net fair value losses recognised in profit or loss (Note 8)	**(1,906)**	**-**	**(1,906)**	SFRS(I) 1-40 (76(d))
End of financial year	**15,806**	**131**	**15,937**	
2024				
Beginning of financial year	16,918	-	16,918	
Additions (Note (a))	200	46	246	SFRS(I) 1-40 (76(a))
Net fair value gains recognised in profit or loss (Note 8)	174	-	174	SFRS(I) 1-40 (76(d))
End of financial year	17,292	46	17,338	

(a) Included in additions are acquisition of an investment property of $650,000 (2024: $200,000) and capitalised expenditure of $85,000 (2024: $46,000). SFRS(I) 1-40 (76(a))

Bank borrowings are secured on investment properties of the Group with carrying amounts of $3,000,000 (2024: $2,800,000). SFRS(I) 1-40 (75(g))

The following amounts are recognised in profit and loss: SFRS(I) 1-40 (75(f))

	Group 2025 $'000	Group 2024 $'000	
Rental income (Note 7)	**645**	521	SFRS(I) 1-40 (75(f)(i))
Direct operating expenses arising from:			
- Investment properties that generate rental income	**(48)**	(33)	SFRS(I)1-40 (75(f)(ii))
- Investment properties that do not generate rental income	**(56)**	(48)	SFRS(I)1-40 (75(f)(iii))

Notes

25. Investment properties (continued)

At the balance sheet date, the details of the Group's investment properties are as follows[4]: SGX 1207 (11(b))

Location	Description/existing use	Tenure
Capital Square, 55 Upper Cross Street, Singapore	5-storey office building	Freehold
Marine One, 7 Straits Road, Singapore	18-storey office building	30-year lease from 1 January 2021
ABC Centre, Units #14-05 to #14-07, Connaught Road Central, Hong Kong	3 units of office space of a 50-storey office building	99-year lease from 1 January 2012

Fair value hierarchy – Recurring fair value measurements

SFRS(I) 13 (93(a), (b))

	Fair value measurements using		
Description	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs (Level 3)
	$'000	$'000	$'000
31 December 2025			
- Office buildings and land – Singapore	-	-	14,257
- Office units – Hong Kong	-	1,680	-
31 December 2024			
- Office buildings and land – Singapore	-	-	16,018
- Office units – Hong Kong	-	1,320	-

Reconciliation of fair value measurement to valuation report[1]

SFRS(I) 1-40 (77)

	Group	
	2025	2024
	$'000	$'000
Fair value of investment property based on valuation report	**4,009**	4,650
Add: Carrying amount of leased liabilities	**10,248**	11,368
Carrying amount of investment property	**14,257**	16,018

25. Investment properties (continued)

Valuation techniques and inputs used to derive Level 2 fair values

Level 2 fair values of the Group's properties were derived using the sales comparison approach. Sales prices of comparable properties in close proximity were adjusted for differences in key attributes such as property size. The most significant input into this valuation approach is the selling price per square metre. There were no significant adjustments to the observable inputs used in the valuation. SFRS(I) 13 (93(d))

There were no changes in valuation techniques during the year. SFRS(I) 13 (93(d))

The Group's policy is to recognise transfers into and out of fair value hierarchy levels at the end of the reporting period. There were no transfers into or out of fair value hierarchy levels for the financial years ended 31 December 2025 and 2024[7]. SFRS(I) 13 (95) SFRS(I) 13 (93(c), (e)(iv))

Reconciliation of movements in Level 3 fair value measurement

SFRS(I) 13 (93)(e)

	Office buildings and land - Singapore $'000	Reference
31 December 2025		
Beginning of financial year	**16,018**	
Transfers to/(from) Level 3[7]	**-**	SFRS(I) 13 (93(e)(iv))
Additions	**196**	SFRS(I) 13 (93(e)(iii))
Losses recognised in profit and loss, under "Other gains and losses"	**(1,957)**	SFRS(I) 13 (93(e)(i))
End of financial year	**14,257**	
Change in unrealised losses for assets held at the end of the financial year included in profit or loss, under "Other gains and losses"	**(2,325)**	SFRS(I) 13 (93(f))
31 December 2024		
Beginning of financial year	15,668	
Transfers to/(from) Level 3[7]	-	SFRS(I) 13 (93(e)(iv))
Additions	246	SFRS(I) 13 (93(e)(iii))
Gains recognised in profit and loss, under "Other gains and losses"	104	SFRS(I) 13 (93(e)(i))
End of financial year	16,018	
Change in unrealised gains for assets held at the end of the financial year included in profit or loss, under "Other gains and losses"	20	SFRS(I) 13 (93(f))

25. Investment properties (continued)

Valuation techniques and inputs used in Level 3 fair value measurements

SFRS(I) 13 (93(d), (h)(i))

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

SFRS(I) 13 (99)

Investment properties

Description	Fair value at 31 December 2025	Valuation technique[6]	Unobservable inputs[(a)]	Range of unobservable inputs	Relationship of unobservable inputs to fair value
	$'000				
Office buildings and land – Singapore	14,257 (2024: 16,018)	Discounted cash flows	Discount rate	6.5% - 7.2% (2024: 6.2% - 7.5%)	The higher the discount rate, the lower the valuation.
			Terminal capitalisation rate	6.2% - 9.2% (2024: 6.5% - 9.6%)	The higher the terminal capitalisation rate, the lower the valuation.
			Average rental (per square foot per month)	$7.5 - $12 (2024: $8 - $13)	The higher the average rental, the higher the valuation.
			Length of lease (years)	28 - 91 (2024: 29 - 92)	The longer the length of lease in place, the higher the valuation.
			Age of building (years)	14 - 32 (2024: 13 - 31)	The higher the age of the building, the lower the valuation.

(a) There were no significant inter-relationships between unobservable inputs.

25. Investment properties (continued)

Valuation processes of the Group

The Group engages external, independent and qualified valuers to determine the fair value of the Group's properties at the end of every financial year based on the properties' highest and best use. As at 31 December 2025 and 2024, the fair values of the properties have been determined by ABC Property Surveyors Limited.

SFRS(I) 13 (93(g))
SFRS(I) 13 (IE65)
SFRS(I) 13 (93(i))
SFRS(I) 1-40 (75(e))

The finance department of the Group includes a team that performs the valuations of non-property assets required for financial reporting purposes, including Level 3 fair values. This team reports directly to the chief financial officer (CFO). Discussions of valuation processes and results are held between the CFO and the valuation team at least once every quarter, in line with the Group's quarterly reporting dates.

At each financial year end the finance department:

(a) verifies all major inputs to the independent valuation reports;
(b) assesses property valuation movements compared to the prior year valuation reports; and
(c) holds discussions with the independent valuer.

Changes in Level 2 and 3 fair values are analysed at each reporting date during the quarterly valuation discussions between the CFO and the valuation team. As part of this discussion, the valuation team presents a report that explains the reasons for the fair value movements.

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Guidance notes

Investment properties

Adjustments to fair value

1. When a valuation obtained for investment property is adjusted significantly for the purpose of the financial statements, for example, to avoid double counting for assets or liabilities that are recognised as separate assets and liabilities, the entity shall disclose a reconciliation between the valuation obtained and the adjusted valuation included in the financial statements, showing separately the aggregate amount of each type of significant adjustment. SFRS(I) 1-40 (50), (77)

Reconciliation of carrying amount of investment properties

2. Entities are required to present a reconciliation of the carrying amount of investment properties at the beginning and the end of the period. This publication illustrates a breakdown of the reconciliation between completed investment properties and investment properties under construction. This presentation may be useful for readers of the financial statements to appreciate the changes in the carrying amounts. It may also be appropriate if completed properties and properties under construction are not categorised in the same level of the fair value hierarchy. It is however not a required disclosure and therefore such presentation is on a voluntary basis. SFRS(I) 1-40 (76) SFRS(I) 13 (94)

3. Some of the line items have nil balances but have been included for illustrative purpose.

Details of investment properties

4. When the aggregate value for all properties for development, sale or for investment purposes held by the Group represent more than 15% of the value of the consolidated net tangible assets or contribute more than 15% of the pre-tax operating profit, the issuer must disclose certain information on the properties held for development and/or sale, and on the properties held for investment. The latter is illustrated in this publication. SGX 1207 (11)

Quantitative sensitivity analysis of inputs used in Level 3 fair value measurements

5. SFRS(I) 13 does not explicitly require a quantitative sensitivity analysis; however, such a sensitivity analysis may be necessary in order to satisfy the requirement of paragraph 129 of SFRS(I) 1-1 in relation to sources of estimation uncertainty.

Guidance notes

Investment properties (continued)

Description of valuation techniques

6. This publication illustrates investment properties measured using the discounted cash flow approach, which involves the estimation and projection of an income stream over a period and discounting the future income stream to arrive at the present value. There are other valuation techniques commonly used for valuing properties that fall under an income approach methodology, sale comparison approach (direct market comparison approach), where properties are valued using transacted prices for similar properties with appropriate adjustment to reflect the characteristics of the properties being valued, and the income capitalisation approach, where a yield is applied to a fixed income stream. SFRS (I) 13 (62)

Transfers between levels of fair value measurement

7. Property assets are often unique and not traded on a regular basis. For investment properties, it would be extremely rare to be quoted in an active market. As a result, most investment properties will be classified under Level 3 of the fair value hierarchy, with the exception of properties valued using transacted prices for similar properties with insignificant adjustments (e.g. homogenous units in the same building, a recently purchased building, etc.), which could be classified under Level 2. The requirement will apply for transfers between these two levels. Entities are required to disclose the amounts of any transfers between Level 1 and Level 2, and in and out of Level 3 of the fair value hierarchy, the reasons for those transfers, and the policies for determining when such transfers are deemed to have occurred. Transfers to/(from) Level 3 have been included in this table for illustrative purposes only, even though the balance is nil. SFRS(I) 13 (93(c), (e)) SFRS(I) 13 (B35(g))

Investment properties not measured at fair value but for which fair value is disclosed

8. For each class of assets and liabilities not measured at fair value in the statement of financial position but for which the fair value is disclosed, paragraph 97 of SFRS(I) 13 requires the entity to disclose the level within the fair value hierarchy which the fair value measurement would be categorised and a description of the valuation technique and the input used in the techniques. SFRS(I) 13 (97)

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Guidance notes

Investment properties (continued)

Investment properties not measured at fair value but for which fair value is disclosed (continued)

9. In addition to the disclosures above, entities that apply the cost model to measure its investment properties shall disclose: SFRS(I) 1-40 (79)

   (a) the depreciation methods used;

   (b) the useful lives or the depreciation rates used;

   (c) the gross carrying amount and the accumulated depreciation (aggregated with accumulated impairment losses) at the beginning and end of the period;

   (d) a reconciliation of the carrying amount of investment property at the beginning and end of the period; and

   (e) the fair value of investment property. In the exceptional cases described in paragraph 53 of SFRS(I) 1-40, where an entity cannot measure the fair value of the investment property reliably, it shall disclose:

      (i) a description of the investment property;
      (ii) an explanation of why fair value cannot be measured reliably; and
      (iii) if possible, the range of estimates within which fair value is highly likely to lie.

26. Property, plant and equipment

Group	Freehold land $'000	Leasehold land $'000	Buildings $'000	Plant and equipment $'000	Motor vehicles $'000	Assets under construction $'000	Total $'000	SFRS(I) 1-1 (78(a))
2025								
Beginning of financial year								
Cost	-	-	-	**108,394**	**7,491**	**640**	**116,525**	SFRS(I) 1-16 (73(a))
Valuation	**8,615**	**22,755**	**66,733**	-	-	-	**98,103**	SFRS(I) 1-16 (73(a))
	8,615	**22,755**	**66,733**	**108,394**	**7,491**	**640**	**214,628**	SFRS(I) 1-16 (73(d))
Currency translation differences	-	**22**	**30**	**672**	**44**	-	**768**	SFRS(I) 1-16 (73(e)(viii))
Acquisition of subsidiary (Note 46(c))[4]	-	-	**4,350**	**2,890**	-	-	**7,240**	SFRS(I) 1-16 (73(e)(iii))
Additions	-	-	**600**	**1,250**	**121**	**590**	**2,561**	SFRS(I) 1-16 (73(e)(i), 74(b))
Modification of lease liability[6] (a)	-	-	**9,354**	-	-	-	**9,354**	SFRS(I) 1-16 (73(e)(ix))
Reclassified to disposal group (Note 11(c))	-	-	-	**(2,600)**	-	-	**(2,600)**	SFRS(I) 1-16 (73(e)(ii))
Disposals[1]	-	-	-	**(1,124)**	-	-	**(1,124)**	SFRS(I) 1-16 (73(e)(ii))
Revaluation surplus (Note 37(b)(vii))	**238**	**125**	**287**	-	-	-	**650**	SFRS(I) 1-16 (73(e)(iv))
Revaluation adjustments[2]	-	**(586)**	**(6,415)**	-	-	-	**(7,001)**	SFRS(I) 1-16 (73(e)(iv))
End of financial year	**8,853**	**22,316**	**74,939**	**109,482**	**7,656**	**1,230**	**224,476**	SFRS(I) 1-16 (73(d))
Representing:								
Cost	-	-	-	**109,482**	**7,656**	**1,230**	**118,368**	SFRS(I) 1-16 (73(a))
Valuation	**8,853**	**22,316**	**74,939**	-	-	-	**106,108**	SFRS(I) 1-16 (73(a))
	8,853	**22,316**	**74,939**	**109,482**	**7,656**	**1,230**	**224,476**	SFRS(I) 1-16 (73(d))

Notes

26. Property, plant and equipment (continued)

Group	Freehold land $'000	Leasehold land $'000	Buildings $'000	Plant and equipment $'000	Motor vehicles $'000	Assets under construction $'000	Total $'000	SFRS(I) 1-1 (78(a))
2025 (continued)								
Accumulated depreciation and impairment losses								
Beginning of financial year	-	-	-	**55,557**	**3,694**	-	**59,251**	SFRS(I) 1-16 (73(d))
Currency translation differences	-	**50**	**275**	**1,487**	**32**	-	**1,844**	SFRS(I) 1-16 (73(e)(viii))
Depreciation charge								SFRS(I) 1-16 (73(e)(vii))
- Continuing operations (Note 5)	-	**536**	**6,140**	**13,725**	**752**	-	**21,153**	
- Discontinued operations	-	-	-	**325**	-	-	**325**	
Reclassified to disposal group (Note 11(c))	-	-	-	**(1,170)**	-	-	**(1,170)**	SFRS(I) 1-16 (73(e)(ii))
Disposals[1]	-	-	-	**(855)**	-	-	**(855)**	SFRS(I) 1-16 (73(e)(ii))
Revaluation adjustments[2]	-	**(586)**	**(6,415)**	-	-	-	**(7,001)**	SFRS(I) 1-16 (73(e)(iv))
End of financial year	-	-	-	**69,069**	**4,478**	-	**73,547**	SFRS(I) 1-16 (73(d))
Net book value								
End of financial year	**8,853**	**22,316**	**74,939**	**40,413**	**3,178**	**1,230**	**150,929**	

26. Property, plant and equipment (continued)

Group	Freehold land $'000	Leasehold land $'000	Buildings $'000	Plant and equipment $'000	Motor vehicles $'000	Assets under construction $'000	Total $'000	SFRS(I) 1-1 (78(a))
2024								
Beginning of financial year								
Cost	-	-	-	107,364	7,846	360	115,570	SFRS(I) 1-16 (73(a))
Valuation	8,450	22,854	65,534	-	-	-	96,838	SFRS(I) 1-16 (73(a))
	8,450	22,854	65,534	107,364	7,846	360	212,408	SFRS(I) 1-16 (73(d))
Currency translation differences	-	(12)	140	899	90	-	1,117	SFRS(I) 1-16 (73(e)(viii))
Additions	-	-	2,492	131	108	280	3,011	SFRS(I) 1-16 (73(e)(i), 74(b))
Disposals[1]	-	-	-	-	(553)	-	(553)	SFRS(I) 1-16 (73(e)(ii))
Revaluation surplus (Note 37(b)(vii))	165	144	230	-	-	-	539	SFRS(I) 1-16 (73(e)(iv))
Revaluation adjustments[2]	-	(231)	(1,663)	-	-	-	(1,894)	SFRS(I) 1-16 (73(e)(iv))
End of financial year	8,615	22,755	66,733	108,394	7,491	640	214,628	SFRS(I) 1-16 (73(d))
Representing:								
Cost	-	-	-	108,394	7,491	640	116,525	SFRS(I) 1-16 (73(a))
Valuation	8,615	22,755	66,733	-	-	-	98,103	SFRS(I) 1-16 (73(a))
	8,615	22,755	66,733	108,394	7,491	640	214,628	SFRS(I) 1-16 (73(d))

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26. Property, plant and equipment (continued)

Group	Freehold land $'000	Leasehold land $'000	Buildings $'000	Plant and equipment $'000	Motor vehicles $'000	Assets under construction $'000	Total $'000	SFRS(I) 1-1 (78(a))
2024 (continued)								
Accumulated depreciation and impairment losses								
Beginning of financial year	-	-	-	43,371	3,605	-	46,976	SFRS(I) 1-16 (73(d))
Currency translation differences	-	(293)	211	1,955	99	-	1,972	SFRS(I) 1-16 (73(e)(viii))
Depreciation charge								SFRS(I) 1-16 (73(e)(vii))
- Continuing operations (Note 5)	-	524	1,452	10,231	543	-	12,750	
Disposals[1]	-	-	-	-	(553)	-	(553)	SFRS(I) 1-16 (73(e)(ii))
Revaluation adjustments[2]	-	(231)	(1,663)	-	-	-	(1,894)	SFRS(I) 1-16 (73(e)(iv))
End of financial year	-	-	-	55,557	3,694	-	59,251	SFRS(I) 1-16 (73(d))
Net book value								
End of financial year	8,615	22,755	66,733	52,837	3,797	640	155,377	

Notes

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26. Property, plant and equipment (continued)

	Plant and Equipment $'000	Motor Vehicles $'000	Total $'000	Reference
Company				
2025				
Cost				SFRS(I) 1-16 (73(a))
Beginning of financial year	**755**	**230**	**985**	SFRS(I) 1-16 (73(d))
Additions	**431**	**127**	**558**	SFRS(I) 1-16 (73(e)(i))
Disposals	**(65)**	**-**	**(65)**	SFRS(I) 1-16 (73(e)(ii))
End of financial year	**1,121**	**357**	**1,478**	SFRS(I) 1-16 (73(d))
Accumulated depreciation				
Beginning of financial year	**99**	**43**	**142**	SFRS(I) 1-16 (73(d))
Depreciation charge	**78**	**29**	**107**	SFRS(I) 1-16 (73(e)(vii))
Disposals	**(29)**	**-**	**(29)**	SFRS(I) 1-16 (73(e)(ii))
End of financial year	**148**	**72**	**220**	SFRS(I) 1-16 (73(d))
Net book value				
End of financial year	**973**	**285**	**1,258**	
2024				
Cost				SFRS(I) 1-16 (73(a))
Beginning of financial year	705	230	935	SFRS(I) 1-16 (73(d))
Additions	50	-	50	SFRS(I) 1-16 (73(e)(i))
End of financial year	755	230	985	SFRS(I) 1-16 (73(d))
Accumulated depreciation				
Beginning of financial year	56	24	80	SFRS(I) 1-16 (73(d))
Depreciation charge	43	19	62	SFRS(I) 1-16 (73(e)(vii))
End of financial year	99	43	142	SFRS(I) 1-16 (73(d))
Net book value				
End of financial year	656	187	843	

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26. Property, plant and equipment (continued)

(a) Right-of-use of assets acquired under leasing arrangements are presented together with the owned assets of the same class. Details of such leased assets are disclosed in Note 27(a). SFRS(I) 16 (47(a))

During the current year, the Group renegotiated and modified an existing lease contract for an office building by extending the lease term by another 5 years at revised lease payments. As this extension is not part of the terms and conditions of the original lease contract, it is accounted for as a lease modification with an addition to the right-of-use assets, classified under 'Property, plant and equipment'. The corresponding remeasurement to lease liability is recorded under 'Borrowings' (Note 31).

(b) The freehold and leasehold land and buildings of the Group were valued by an independent professional valuer based on the properties' highest-and-best-use using the discounted cash flow approach at the balance sheet date. These are regarded as Level 3 fair values. A description of the valuation technique and the valuation processes of the Group are provided in Note 25[3]. SFRS(I) 1-16 (77(a), (b)) SGX 1207 (11) SFRS(I) 13 (93)

(c) If freehold land, leasehold land and buildings stated at valuation were included in the financial statements at cost less accumulated depreciation, their net book values would be: SFRS(I) 1-16 (77(e)) SFRS(I) 16 (57)

	Group	
	2025	2024
	$'000	$'000
Freehold land	**7,810**	7,810
Leasehold land	**18,696**	19,653
Buildings	**50,133**	50,821

(d) Bank borrowings are secured on property, plant and equipment of the Group and the Company with carrying amounts of $46,800,000 and $420,000 respectively (2024: $47,500,000 and $483,000) (Note 31(a)). SFRS(I) 1-16 (74(a))

(e) Included within additions in the 2024's consolidated financial statements are motor vehicles acquired under finance leases amounting to $50,000. SFRS(I) 1-7 (43)

Guidance notes

Property, plant and equipment ("PPE")

Disposals

1. Disposal of PPE due to the sale of subsidiary may be included in the "Disposals" line item, as illustrated in this publication. In contrast, acquisitions of PPE through business combinations must be separately disclosed in the PPE reconciliation table.

Revaluation

2. When an item of PPE is revalued, the accumulated depreciation at the date of the revaluation can either be:

   (a) restated proportionately with the change in the gross carrying amount of the asset so that the carrying amount of the asset after revaluation equals its revalued amount; or

   (b) eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

   Method (b) is illustrated in this publication

Fair value hierarchy disclosures

3. Please refer to guidance notes under Note 25.

Acquisition of subsidiary

4. Property, plant and equipment acquired as part of a business combination should be initially recorded at fair value from the perspective of the Group. From the viewpoint of the acquired entity, however, the property, plant and equipment continue to be recorded at cost less accumulated depreciation, including accumulated depreciation recorded prior to the date of the business combination. At Group level, consolidation adjustments may be necessary to adjust the subsidiary book values to the Group numbers. For example, any pre-acquisition accumulated depreciation at the subsidiary level should not be carried forward to the consolidated Group numbers.

Impairment of assets

5. Please refer to guidance notes under Note 29.

Modification of leases

6. Please refer to guidance notes under Note 31.

Tariff changes and impact

7. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

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27. Leases – The Group as a lessee

Nature of the Group's leasing activities

Property

The Group leases office space and retail stores for the purpose of back office operations and sale of consumer goods to retail customers respectively. SFRS(I) 16 (59(a))

Leasehold land and building

The Group has made an upfront payment to secure the right-of-use of a 99-year leasehold land, which is used in the Group's retail operations. This leasehold land is recognised within Property, plant and equipment (Note 26).

The Group also makes annual lease payments for a leasehold land. The right-of-use of the land is classified as an investment property (Note 25).

There are no externally imposed covenants on these lease arrangements. SFRS(I) 16 (59(c))

Equipment and vehicles

The Group leases vehicles to render logistic services and leases equipment for the construction division to manufacture and produce specialised equipment. The lease arrangements prohibit the Group from subleasing the equipment to third parties. SFRS(I) 16 (59(c))

27. Leases – The Group as a lessee (continued)

(a) Carrying amounts

Right-of-use ("ROU") assets classified within Property, plant and equipment

	2025 $'000	2024 $'000	Reference
			SFRS(I) 16 (54)
Leasehold land	**22,316**	22,755	SFRS(I) 16 (53(j))
Buildings	**23,419**	15,866	
Plant and equipment	**2,225**	2,780	
Motor vehicles	**2,164**	2,529	
	50,124	43,930	

ROU assets classified within Investment properties[1]

The right-of-use asset relating to the leasehold land presented under Investment properties (Note 25) is stated at fair value and has a carrying amount at balance sheet date of $10,248,000 (2024: $16,018,000).

DV

(b) Depreciation charge during the year	2025 $'000	2024 $'000	SFRS(I) 16 (53(a))
Leasehold land	**536**	524	
Buildings	**1,801**	1,137	
Plant and equipment	**635**	753	
Motor vehicles	**365**	256	
Total	**3,337**	2,670	

(c) Interest expense			SFRS(I) 16 (53(b))
Interest expense on lease liabilities	**1,928**	2,101	

(d) Lease expense not capitalised in lease liabilities			
Lease expense – short-term leases	**2,868**	2,245	SFRS(I) 16 (53(c), (d), (e))
Lease expense – low-value leases	**2,468**	3,135	
Variable lease payments which do not depend on an index or rate	**250**	310	
Total (Note 5)	**5,586**	5,690	

(e) Total income from subleasing ROU assets was $506,000 (2024: $335,000) (Note 7). SFRS(I) 16 (53(f))

(f) Total cash outflow for all the leases was $13,087,000 (2024: $14,511,000). SFRS(I) 16 (53(g))

(g) Addition of ROU assets during the year was $10,034,000 (2024: Nil). SFRS(I) 16 (53(h))

Notes

27. Leases – The Group as a lessee (continued)

(h) Future cash outflow which are not capitalised in lease liabilities

i. Variable lease payments

SFRS(I) 16 (59(b))
SFRS(I) 16 (B49(a), (c))

The leases for retail stores contain variable lease payments that are based on a percentage of sales generated by the stores ranging from 2% to 5% (2024: 2 to 5%), on top of fixed payments. The Group negotiates variable lease payments for a variety of reasons, including minimising the fixed costs base for newly established stores. Such variable lease payments are recognised to profit or loss when incurred and amounted to $250,000 (2024: $310,000) (Note 27(d)).

ii. Extension options

SFRS(I) 16 (B50(a))

The leases for certain retail stores, equipment and motor vehicles contain extension options, for which the related lease payments had not been included in lease liabilities as the Group is not reasonably certain to exercise these extension options. The Group negotiates extension options to optimise operational flexibility in terms of managing the assets used in the Group's operations. The majority of the extension options are exercisable by the Group and not by the lessor.

Guidance Notes

Right-of-use assets

1. SFRS(I) 16 only requires disclosure of depreciation expense and additions to right-of-use assets, but not of a full reconciliation of the right-of-use assets held. However, additional disclosures may be necessary to explain significant changes in the amounts of right-of-use assets, for example as a result of foreign exchange movements or modifications to lease agreements. SFRS(I) 16 (53)

2. Where an entity has elected to present right-of-use assets within the same line item as the corresponding underlying assets would be presented if they were owned, it should provide the same disclosures for the right-of-use assets as for the corresponding underlying assets. For example, where the right-of-use assets are presented as property, plant and equipment, they would need to be included in the reconciliation that is required under SFRS(I) 1-16, with the same amount of detail as is required for other items of property, plant and equipment. SFRS(I) 16 (47(a)) SFRS(I) 1-16 (73(e))

Tariff changes and impact

3. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

28. Leases – The Group as a lessor

Nature of the Group's leasing activities – Group as a lessor

The Group has leased out their owned investment properties to a third party for monthly lease payments. Where considered necessary to reduce credit risk, the Group may obtain bank guarantees for the term of the lease. This lease is classified as an operating lease because the risk and rewards incidental to ownership of the assets are not substantially transferred. SFRS(I) 16 (92(a), (b))

Rental income from investment properties are disclosed in Note 25.

Nature of the Group's leasing activities – Group as an intermediate lessor

Sub-leases – classified as operating leases

The Group acts as an intermediate lessor under arrangements in which it sub-leases out retail stores to third parties for monthly lease payments. The sub-lease periods do not form a major part of the remaining lease terms under the head leases and accordingly, the sub-leases are classified as operating leases. SFRS(I) 16 (92(a))

Income from sub-leasing the retail stores recognised during the financial year was $506,000 (2024: $355,000), of which $30,000 (2024: $35,000) relates to variable lease payments that do not depend on an index or rate. SFRS(I) 16 (53(f)) SFRS(I) 16 (90(b))

Maturity analysis of lease payments – Group as a lessor

The table below discloses the undiscounted lease payments to be received by the Group for its leases and sub-leases after the reporting date as follows: SFRS(I) 16 (97)

	2025	2024
	$'000	$'000
Less than one year	**965**	476
One to two years	**965**	476
Two to three years	**645**	-
Total undiscounted lease payments	**2,575**	952

28. Leases – The Group as a lessor (continued)

Sub-leases – classified as finance leases

The Group's sub-lease of its right-of-use of the office space is classified as finance lease because the sub-lease is for the entire remaining lease term of the head lease. SFRS(I) 16 (92(a))

The ROU asset relating to the head lease with sub-lease classified as finance lease is derecognised. The net investment in the sub-lease is recognised under "Trade and other receivables" (Note 18 & 20).

Finance income on the net investment in sub-lease during the financial year is $582,000 (2024: $324,000), of which $40,000 (2024: $37,000) relates to variable lease payments of the lease which is not included in the measurement of the net investment in the lease. SFRS(I) 16 (90(a)(ii), (iii))

The following table shows the maturity analysis of the undiscounted lease payments to be received: SFRS(I) 16 (94)

	2025	2024
	$'000	$'000
Less than one year	**2,926**	1,747
One to two years	**2,926**	1,747
Two to three years	**2,925**	1,747
Three to four years	**2,925**	1,747
Four to five years	**-**	1,747
Total undiscounted lease payments	**11,702**	8,735
Less: Unearned finance income	**(1,191)**	(1,191)
Net investment in finance lease (Note (a))	**10,511**	7,544
Current (Note 18)	**2,800**	2,010
Non-current (Note 20)	**7,711**	5,534
Total	**10,511**	7,544

The net investment in finance lease has increased by $2,967,000 as the Group has entered into a new sublease arrangement during the current financial year 2025. SFRS(I) 16 (93)

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Guidance notes

ROU assets classified as investment property

1. If right-of-use assets meet the definition of investment property, a lessee shall apply the disclosure requirements in SFRS(I) 1-40. In that case, a lessee is not required to provide the following disclosures: SFRS(I) 16 (56)
   (i) Depreciation charge for right-of-use assets by class of underlying assets;
   (ii) Income from subleasing right-of-use assets;
   (iii) Additions to right-of-use assets; and
   (iv) The carrying amount of right-of-use assets at the reporting period by class of underlying asset.

Total cash outflow for leases

2. Total cash outflow for leases should include all lease payments regardless whether the payments are capitalised as part of the lease liabilities.

Disclosures relating to rent concessions

3. For disclosures relating to rent concessions for both lessors and lessees, please refer to illustrative disclosures in Appendix 2 example 2.

Disclosures not illustrated

4. The following disclosures are not illustrated in this publication as they are not applicable to PwC Holdings Ltd.

Issue not illustrated	Relevant disclosures or references	Reference
Sale and leaseback transactions	Disclose gain or loss separately in the notes and consider additional information set out in SFRS(I) 16 (B52).	SFRS(I) 16 (53(i)), (59(d)), (B52)
Lessee capitalises leasing costs as part of the cost of another asset	Ensure the amounts disclosed in Note 27 under SFRS(I) 16 paragraph 53 include costs that are included in the carrying amount of another asset.	SFRS(I) 16 (54)
Portfolio of short-term leases at the end of the reporting period is dissimilar to the portfolio of short-term leases held during the year	Disclose lease commitments for short-term leases that are recognised as expenses on a straight-line or other systematic basis.	SFRS(I) 16 (55)
Leases not yet commenced to which the lessee is committed	Provide information about the future cash outflows to which the lessee is potentially exposed.	SFRS(I) 16 (59(b)(iv))

Tariff changes and impact

5. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

Notes

29. Intangible assets

	Group 31 December		Company 31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Composition:				
Goodwill (Note (a))	**11,118**	10,377	**-**	-
Trademark and licences (Note (b))	**16,249**	14,861	**1,060**	1,100
Computer software licences (Note (c))	**774**	949	**384**	442
	28,141	26,187	**1,444**	1,542

(a) Goodwill

	Group 2025 $'000	Group 2024 $'000	Reference
			SFRS(I) 3 (B67(d))
Cost			
Beginning of financial year	**16,112**	16,138	SFRS(I) 3 (B67(d)(i))
Acquisition of subsidiary (Note 46(c))	**1,250**	-	SFRS(I) 3 (B67(d)(ii))
Currency translation differences	**(21)**	(26)	SFRS(I) 3 (B67(d)(vi))
End of financial year	**17,341**	16,112	SFRS(I) 3 (B67(d)(viii))
Accumulated impairment			
Beginning of financial year	**5,735**	4,670	SFRS(I) 3 (B67(d)(i))
Currency translation differences	**(12)**	(16)	SFRS(I) 3 (B67(d)(vi))
Impairment charge (Note 5)	**500**	1,081	SFRS(I) 3 (B67(d)(v))
End of financial year	**6,223**	5,735	SFRS(I) 3 (B67(d)(viii))
Net book value	**11,118**	10,377	

29. **Intangible assets** (continued)

(a) Goodwill (continued)

Impairment tests for goodwill

Goodwill is allocated to the Group's cash-generating units ("CGUs") identified according to countries of operation and business segments.

A segment-level summary of the goodwill allocation is as follows: SFRS(I) 1-36 (134(a))

Group	Component parts		Furniture		Total	
	31 December		31 December		31 December	
	2025	2024	**2025**	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000	**$'000**	$'000
Singapore	**3,970**	3,970	**120**	120	**4,090**	4,090
People's Republic of China	**4,531**	3,281	**1,521**	2,030	**6,052**	5,311
Verenthia	**270**	270	**87**	87	**357**	357
Others	**539**	539	**80**	80	**619**	619
	9,310	8,060	**1,808**	2,317	**11,118**	10,377

The recoverable amount of a CGU was determined based on value-in-use[4]. Cash flow projections used in the value-in-use calculations were based on financial budgets approved by management covering a five-year period. Cash flows beyond the five-year period were extrapolated using the estimated growth rates stated below. The growth rate did not exceed the long-term average growth rate for the component parts business and furniture business in which the CGUs operate. SFRS(I) 1-36 (134(c), (d))

Notes

29. Intangible assets (continued)

(a) Goodwill (continued)

Key assumptions used for value-in-use calculations:

	Component parts				Furniture			
	Singapore	People's Republic of China	Verenthia	Others	Singapore	People's Republic of China	Verenthia	Others
31 December 2025								
Gross margin[1]	49.0%	53.0%	56.0%	60.0%	35.0%	34.0%	40.0%	36.0%
Growth rate[2]	2.0%	3.0%	7.5%	2.1%	1.9%	2.8%	2.4%	1.5%
Discount rate[3]	8.5%	14.2%	14.5%	13.5%	8.3%	14.6%	14.3%	13.2%
31 December 2024								
Gross margin[1]	48.0%	51.0%	55.0%	56.0%	32.0%	33.0%	36.0%	35.0%
Growth rate[2]	2.0%	1.5%	7.0%	1.9%	1.8%	2.5%	2.3%	1.4%
Discount rate[3]	7.4%	13.5%	14.0%	13.2%	7.5%	13.5%	13.8%	13.5%

[1] Budgeted gross margin

[2] Weighted average growth rates used to extrapolate cash flows beyond the budget period

[3] Pre-tax discount rates applied to the pre-tax cash flow projections

Management determined budgeted gross margin based on past performance and its expectations of market developments. The weighted average growth rates used were consistent with forecasts included in industry reports. The discount rates used were pre-tax and reflected specific risks relating to the relevant segments. SFRS(I) 1-36 (134(d)(ii)) SFRS(I) 1-36 (55)

An impairment charge of $500,000 (2024: $1,081,000) is included within "Administrative expenses" in the statement of comprehensive income. The impairment charge in both financial years arose from the furniture CGU in People's Republic of China following a decision to reduce the manufacturing output as a result of declining customer demand[3]. The Group has also reassessed the useful lives of its property, plant and equipment related to the same business segment and determined that no change in the useful lives was required. SFRS(I) 1-36 (126(a)) SFRS(I) 1-36 (130)

The impairment test carried out as at 31 December 2025 for the component parts CGU in Singapore, which includes 36% of the goodwill recognised on the balance sheet, has revealed that the recoverable amount of the CGU is $4,089,000 or 3% higher than its carrying amount. This has decreased due to significant pressure on selling prices and a sharp decrease in demand as a result of the economic crisis. A further decrease in the growth margin by 1%, a decrease in the growth rate by 0.2% or an increase in the discount rate by 0.3% would result in the recoverable amount of the component parts CGU in Singapore being equal to its carrying amount[2]. SFRS(I) 1-36 (134(f))

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29. Intangible assets (continued)

(b) Trademark and licences

	Group		Company		Reference
	2025	2024	**2025**	2024	SFRS(I) 1-38 (118(e))
	$'000	$'000	**$'000**	$'000	
Cost					
Beginning of financial year	**17,243**	16,028	**1,900**	1,660	SFRS(I) 1-38 (118(c))
Acquisition of subsidiary (Note 46(c))	**535**	-	**-**	-	SFRS(I) 1-38 (118(e)(i))
Additions	**2,300**	1,205	**150**	240	SFRS(I) 1-38 (118(e)(i))
Reclassified to disposal group (Note 11(c))	**(208)**	-	**-**	-	SFRS(I) 1-38 (118(e)(ii))
Currency translation differences	**18**	10	**-**	-	SFRS(I) 1-38 (118(e)(vii))
End of financial year	**19,888**	17,243	**2,050**	1,900	SFRS(I) 1-38 (118(c))
Accumulated amortisation					
Beginning of financial year	**2,382**	1,580	**800**	660	SFRS(I) 1-38 (118(c))
Amortisation charge					SFRS(I) 1-38 (118(e)(vi))
- Continuing operations	**1,275**	812	**190**	140	
- Discontinued operations	**104**	-	**-**	-	
Reclassified to disposal group (Note 11(c))	**(104)**	-	**-**	-	SFRS(I) 1-38 (118(e)(ii))
Currency translation differences	**(18)**	(10)	**-**	-	SFRS(I) 1-38 (118(e)(vii))
End of financial year	**3,639**	2,382	**990**	800	SFRS(I) 1-38 (118(c))
Net book value	**16,249**	14,861	**1,060**	1,100	

29. Intangible assets (continued)

(c) Computer software licences[7]

	Group		Company		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Cost					
Beginning of financial year	**1,915**	1,649	**520**	240	SFRS(I) 1-38 (118(c))
Additions	**-**	287	**-**	280	SFRS(I) 1-38 (118(e)(i))
Currency translation differences	**(15)**	(21)	**-**	-	SFRS(I) 1-38 (118(e)(vii))
End of financial year	**1,900**	1,915	**520**	520	SFRS(I) 1-38 (118(c))
Accumulated amortisation					
Beginning of financial year	**966**	835	**78**	40	SFRS(I) 1-38 (118(c))
Amortisation charge	**168**	142	**58**	38	SFRS(I) 1-38 (118(e)(vi))
Currency translation differences	**(8)**	(11)	**-**	-	SFRS(I) 1-38 (118(e)(vii))
End of financial year	**1,126**	966	**136**	78	SFRS(I) 1-38 (118(c))
Net book value	**774**	949	**384**	442	

(d) Amortisation expense included in the statement of comprehensive income is analysed as follows[1]: SFRS(I) 1-38 (118(d))

	Group	
	2025	2024
	$'000	$'000
Cost of sales	**1,275**	812
Administrative expenses	**168**	142
Total (Note 5)	**1,443**	954

Notes

Guidance notes

Intangible assets

Line items on the statement of comprehensive income in which amortisation expenses are included

1. These disclosures are required only for entities that present expenses by function on the face of the statement of comprehensive income. SFRS(I) 1-38 (118(d))

Effects of reasonably possible changes on impairment key assumptions

2. If a reasonably possible change in a key assumption on which management has based its determination of the unit's (group of units') recoverable amount would cause the unit's (group of units') carrying amount to exceed its recoverable amount, the following should be disclosed: SFRS(I) 1-36 (134(f))
   (a) the amount by which the unit's (group of units') recoverable amount exceeds its carrying amount;
   (b) the value assigned to the key assumption; and
   (c) the amount by which the value assigned to the key assumption must change, after incorporating any consequential effects of that change on the other variables used to measure recoverable amount, in order for the unit's (group of units') recoverable amount to be equal to its carrying amount.

Impairment of goodwill and other assets

3. Entities are required to disclose the events and circumstances that led to the recognition of impairment losses. For each material impairment loss recognised or reversed during the period for an individual asset, including goodwill or a cash-generating unit, entities should provide disclosures in accordance to paragraphs 129 to 132 of SFRS(I) 1-36. SFRS(I) 1-36 (129-132)

Fair value hierarchy disclosure

4. For recoverable amounts measured at fair value less cost to sell, disclosure of the fair value hierarchy of the fair value measurement and related fair value information under SFRS(I) 13 is required. SFRS(I) 1-36 (130(f))

Intangible assets with indefinite useful lives

5. If an entity has an intangible asset assessed as having an indefinite useful life, the entity shall disclose the carrying amount of that asset and the reasons supporting the assessment of an indefinite useful life. In giving these reasons, the entity shall describe the factor(s) that played a significant role in determining that the asset has an indefinite useful life. This has not been illustrated in this publication, but a disclosure example is provided as follows: SFRS(I) 1-38 (122(a))

   The Group's trademark used to identify and distinguish the Group's specialised product has a carrying amount of $2,345,000 (2024: $2,345,000). The trademark has a remaining legal life of five years but is renewable every ten years at insignificant cost. The Group intends to renew the trademark continuously and evidence supports its ability to do so, based on its past experience. An analysis of product life cycle studies and market and competitive trends provides evidence that the product will generate net cash inflows for the Group for an indefinite period. Therefore, the trademark is carried at cost without amortisation, but is tested for impairment on an annual basis.

Notes

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Guidance notes

Intangible assets (continued)

Intangible assets measured under the revaluation model

6. For intangible assets accounted for at revalued amounts, additional disclosures under paragraph 124 of SFRS(I) 1-38 are required. SFRS(I) 1-38 (124)

Configuration and customisation costs in a cloud computing arrangement

7. Cloud computing services in the form of Software as a Service ("SaaS") are increasingly common. Such contracts convey to the customer the right to receive access to the supplier's application software over the contract term. That right to receive access does not provide the customer with a software asset and therefore, the access to the software is a service that the customer receives over the contract term.

   In March 2021 the IFRIC update included an agenda decision on Configuration and Customisation ("CC") costs in a Cloud Computing Arrangement, which provided guidance on accounting for such CC costs.

   Entities that incur or have previously incurred CC costs associated with a SaaS cloud arrangement should reassess how these transactions are accounted for. An entity should assess whether the CC costs create an asset that is separate from the software, based on the recognition criteria in SFRS(I) 1-38 to determine if the CC costs should be recognised as an intangible asset.

   Where an intangible asset is not recognised, the entity should consider if the CC costs can be capitalised as a prepayment or should be expensed when incurred. In determining this, the entity should consider the principles in SFRS(I) 15 to understand who is performing the CC service (a third party or the SaaS provider), and whether the service is distinct from the SaaS performance obligation. Where a third-party supplier is engaged to perform the CC services, those costs would typically be expensed immediately.

   This might require an entity to re-evaluate its accounting for CC costs incurred in previous reporting periods, in particular if they were capitalised. This could result in a change in the entity's accounting policy which should be applied retrospectively unless impracticable. Appropriate disclosures should also be made in the financial statements in relation to this change.

Tariff changes and impact

8. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

30. Trade and other payables

SFRS(I) 1-1 (77)

	Group		Company		Reference
	31 December		31 December		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Current					
Trade payables to:					
- non-related parties	**847**	1,128	**84**	97	
- associates	**1,857**	2,095	**240**	141	SFRS(I) 1-24 (19(d))
- subsidiaries	**-**	-	**34**	162	SFRS(I) 1-24 (19(c))
- other related parties	**8,346**	8,124	**-**	-	SFRS(I) 1-24 (19(g))
Refund liabilities	**167**	135	**-**	-	
Accruals for volume discounts	**3,145**	1,344	**-**	-	
Financial guarantees	**-**	-	**120**	120	
Deferred grant income	**150**	500	**80**	100	
Accruals for operating expenses	**2,578**	1,877	**393**	228	
	17,090	15,203	**951**	848	
Non-current					
Contingent consideration payable (Note 46(a))	**500**	350	**-**	-	
Total trade and other payables	**17,590**	15,553	**951**	848	

Transactions with associates, subsidiaries and other related parties were made on normal commercial terms and conditions. SFRS(I) 1-24 (18(b)(i))

Trade payables are unsecured and are usually paid within 30 days of recognition.

Notes

30(a). Liabilities under supplier finance arrangements

	Group		Company	
	31 December		31 December	
	2025	2024	2025	2024
	$'000	$'000	$'000	$'000
Liabilities under supplier finance arrangements	520	340	-	-

Supplier finance arrangements ("SFAs") are characterised by one or more finance providers offering to pay amounts that an entity owes its suppliers and the entity agreeing to pay according to the terms and conditions of the arrangements at the same date as, or a date later than, when suppliers are paid. These arrangements provide the entity with extended payment terms, or the entity's suppliers with early payment terms, compared to the related invoice payment due date. SFRS(I) 1-7 (44G)

On 1 January 2023, the Group entered into a supplier finance arrangement ending on 31 December 2026. Under the arrangement, a bank acquires the rights to selected trade receivables from the supplier. The terms and conditions of the arrangement are unchanged from the trade payables from this supplier, other than: SFRS(I) 1-7 (44H)(a)

- the due date has been extended to 45 days after the invoice date from the original 30 days; and
- the acquired payables are no longer able to be offset against credit notes received from the supplier.

	31 December		1 January	
Range of payment due dates	**2025**	2024	2024	SFRS(I) 1-7 (44H)(b)(iii)
Liabilities under supplier finance arrangement	**45 days after invoice date**	45 days after invoice date	45 days after invoice date	
Comparable trade payables that are not part of the supplier finance arrangement (same line of business)	**0-30 days after invoice date**	0-30 days after invoice date	0-30 days after invoice date	
Carrying amount of liabilities under supplier finance arrangement	**$'000**	$'000	$'000	
Liabilities under supplier finance arrangement	**520**	340	420	SFRS(I) 1-7 (44H)(b)(i)
of which the supplier has received payment from the finance provider	**450**	270	240	SFRS(I) 1-7 (44H)(b)(ii)

There were no material business combinations or foreign exchange differences that would affect the liabilities under the supplier finance arrangement in either period. There were non-cash transfers from trade payables to liabilities under the supplier finance arrangement of $2,890,000 and $2,490,000 in 2025 and 2024 respectively. SFRS(I) 1-7 (44H)(c)

Reconciliation of liabilities arising from financing activities in relation to supplier finance arrangements is disclosed in note 31(e).

Guidance notes

Significant judgments applied on supplier finance arrangements

1. The Group assesses how to present and account for SFAs based on the specific terms and conditions of each arrangement. There is significant judgement involved in both the presentation of liabilities under SFAs and the presentation of cash flows. While PwC Holdings Ltd may not have disclosed this judgment as the supplier financing amounts are not material, the following illustrative disclosure may be considered: SFRS(I) 1-1 (117), (122)

   "Given that the only changes are the payment due date changing from 30 days to 45 days after the invoice date and the group no longer being able to offset the acquired payables against the credit notes received from the supplier, management has determined that it is appropriate to present the amounts as a separate line item in the statement of financial position instead of within borrowings.

   For the purpose of the cash flow statement, management has determined that the amounts are not part of the working capital used in the entity's principal revenue-producing activities, so it presents the cash outflows to settle the supplier finance liability in financing.

   Management considers that the finance provider settles the invoices as a payment agent on behalf of the entity. The payments made by the finance provider are therefore presented as operating cash outflows and financing cash inflows in equal but opposite amounts at the point when the finance provider pays the supplier. When the Group subsequently pays the amount outstanding to the finance provider, this is presented as a financing cash outflow. As a consequence, the liabilities under the supplier finance arrangement are included in the net debt reconciliation."

Disclosures

2. The qualitative information disclosing the terms and conditions of SFAs can be presented on an aggregated basis where the characteristics of the arrangements are similar. Judgement might be required to assess whether a specific arrangement is dissimilar in nature to other arrangements. An arrangement would be dissimilar if it has unusual or unique terms and conditions. For further guidance on the above judgements, please refer to our in depth PwC In-Depth 'Bringing transparency on supplier finance', which explains issues to consider when determining the appropriate presentation and disclosure of such arrangements

3. Three years have been presented for the above tables, to meet the disclosure requirements as at the beginning and end of both the current and the comparative reporting period.

31. Borrowings

SFRS(I) 1-1 (77)

	Group		Company	
	31 December		31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Current				
Bank overdrafts (Note 13)	**4,460**	3,960	**1,732**	1,927
Bank borrowings	**2,898**	5,195	**-**	-
Lease liabilities	**11,414**	12,350	**-**	-
	18,772	21,505	**1,732**	1,927
Non-current				
Bank borrowings	**19,290**	22,724	**-**	-
Convertible bonds (Note 32)	**49,084**	48,499	**49,084**	48,499
Redeemable preference shares (Note 33)	**30,000**	30,000	**30,000**	30,000
Lease liabilities	**25,911**	20,844	**-**	-
	124,285	122,067	**79,084**	78,499
Total borrowings	**143,057**	143,572	**80,816**	80,426

SFRS(I) 1-1 (60), (69)

SFRS(I) 1-1 (60), (69)

The exposure of the borrowings of the Group and of the Company to interest rate changes and the contractual repricing dates[3] at the balance sheet date are as follows:

SFRS(I) 7 (22A(c)), (34(a))

	Group		Company	
	31 December		31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
6 months or less	**7,623**	10,194	**1,732**	1,927
6 – 12 months	**11,149**	11,311	**-**	-
1 – 5 years	**123,190**	120,997	**79,084**	78,499
Over 5 years	**1,095**	1,070	**-**	-
	143,057	143,572	**80,816**	80,426

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31. Borrowings (continued)

(a) Security granted

SFRS(I) 7 (14)

Total borrowings include secured liabilities of $33,570,000 (2024: $31,879,000) and $1,257,000 (2024: $1,927,000) for the Group and the Company respectively. Bank overdrafts of the Group and the Company are secured by debenture deeds which provide for first floating charges on inventories (Note 19) of the Company and certain subsidiaries. Bank borrowings of the Group and the Company are secured over certain bank deposits (Note 13), certain trade receivables (Note 18), investment properties (Note 25) and certain land and buildings of the Group (Note 26(d)).

(b) Loan covenants[4]

SFRS(I) 1-1 ((76ZA)(a)), ((135)(d))

Under the terms of a major non-current bank borrowing, which has a carrying amount of $9,000,000 (2024: $8,000,000), the group is required to comply with the following financial covenants at the end of each half-yearly period:

- the gearing ratio must be not more than 50%, and
- the ratio of net finance cost to EBITDA must be not more than 10%.

The Group has complied with these covenants throughout the reporting period. As at 31 December 2025, the ratio of net finance cost to EBITDA was 8% (2024: 7%).

(c) Fair value of non-current borrowings

SFRS(I) 7 (25, 29)

	Group		Company	
	31 December		31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Bank borrowings	**23,189**	24,500	**-**	-
Convertible bonds	**46,890**	46,012	**46,890**	46,012
Redeemable preference shares	**32,175**	31,258	**32,175**	31,258

Notes

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31. Borrowings (continued)

(c) Fair value of non-current borrowings (continued) SFRS(I) 7 (25, 29)

The fair values above are determined from the cash flow analyses, discounted at market borrowing rates of an equivalent instrument at the balance sheet date which the directors expect to be available to the Group as follows: SFRS(I) 13 (93(b), 93(d), 97)

	Group		Company	
	31 December		31 December	
	2025	2024	**2025**	2024
	%	%	**%**	%
Bank borrowings	**5.3%**	5.2%	**-**	-
Convertible bonds	**5.5%**	5.6%	**5.5%**	5.6%
Redeemable preference shares	**5.4%**	5.5%	**5.4%**	5.5%

The fair values are within Level 2 of the fair value hierarchy.

(d) Undrawn borrowing facilities

	Group		Company	
	31 December		31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Expiring within one year	**22,000**	21,400	**7,200**	7,500
Expiring beyond one year	**12,000**	10,500	**4,000**	4,200
	34,000	31,900	**11,200**	11,700

The facilities expiring within one year from the balance sheet date are subject to annual review at various dates during 2025. The other facilities are arranged mainly to help finance the Group's proposed expansion in Asia.

Notes

31. Borrowings (continued)

(e) Reconciliation of liabilities arising from financing activities:[2] SFRS(I) 1-7 (44A)

	1 January 2025	Proceeds from borrowings	Principal and interest / dividend payments	Non-cash changes					31 December 2025
				Addition during the year	Modification of lease liability[4]	Acquisition arising from business combination	Interest expense	Foreign exchange movement	
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Convertible bonds	48,499	-	(2,500)	-	-	-	3,085	-	49,084
Bank borrowings	27,919	5,800	(16,106)	-	-	2,150	3,704	(1,279)	22,188
Lease liabilities	33,194	-	(7,501)	680	9,354	350	1,928	(680)	37,325
Redeemable preference shares	30,000	-	(1,950)	-	-	-	1,950	-	30,000

	1 January 2025	Financing cash flows	Liabilities under supplier finance arrangement transferred from trade payables	Payments to suppliers by the bank under supplier finance arrangement	31 December 2025
	$'000	$'000	$'000	$'000	$'000
Liabilities under supplier finance arrangements (Note 30 (a))[6]	340	180	3,070	(3,070)	520

	1 January 2024	Proceeds from borrowings	Principal and interest / dividend payments	Non-cash changes		31 December 2024
				Interest expense	Foreign exchange movement	
	$'000	$'000	$'000	$'000	$'000	$'000
Convertible bonds	48,267	-	(2,500)	2,732	-	48,499
Bank borrowings	45,982	9,300	(33,082)	4,509	1,210	27,919
Lease liabilities	39,811	-	(8,821)	2,101	103	33,194
Redeemable preference shares	30,000	-	(1,950)	1,950	-	30,000

	1 January 2024	Financing cash flows	Liabilities under supplier finance arrangement transferred from trade payables	Payments to suppliers by the bank under supplier finance arrangement	31 December 2024
	$'000	$'000	$'000	$'000	$'000
Liabilities under supplier finance arrangements (Note 30 (a))[6]	420	30	2,410	(2,520)	340

Notes

Guidance notes

Borrowings

Defaults and breaches on borrowings

1. SFRS(I) 7 requires additional disclosures in the event of defaults and breaches on borrowings. Appendix 1 Example 3 includes an illustration. SFRS(I) 7 (18, 19)

Net debt reconciliation

2. The entity should include changes in financial assets (for example, assets that hedge liabilities arising from financing liabilities) in the disclosures if such cash flows were, or will be, included in cash flows from financing activities. SFRS(I) 1-7 (44C)

   Changes in other items are included where an entity considers that such disclosures would meet the disclosure objective. For example, an entity might consider including changes in cash and bank balances and interest payments that are classified as operating activities in the cash flow statement. Any such disclosure should be clearly distinguished from the disclosure of changes in liabilities arising from financing activities.

Exposure to interest rate changes

3. In this publication, fixed-rate borrowings with no contractual re-pricing dates are disclosed within the table based on their maturity dates. Alternatively, entities could consider applying the following format for the disclosure: SFRS(I) 7 (22A(c)), (34(a))

	Group 31 December		Company 31 December	
	2025 **$'000**	2024 $'000	**2025** **$'000**	2024 $'000
Variable rate borrowings	**[ ]**	[ ]	**[ ]**	[ ]
Fixed rate borrowings – repricing or maturity dates:				
6 months or less	**[ ]**	[ ]	**[ ]**	[ ]
6 – 12 months	**[ ]**	[ ]	**[ ]**	[ ]
1 – 5 years	**[ ]**	[ ]	**[ ]**	[ ]
Over 5 years	**[ ]**	[ ]	**[ ]**	[ ]

Notes

Guidance notes

Loan covenant disclosure

4. Amendments were made to SFRS(I) 1-1 which require disclosures if an entity classifies a liability as non-current and that liability is subject to covenants that the entity must comply with within 12 months of the reporting date. The disclosures include: SFRS(I) 1-1 (76ZA)

   (a) the carrying amount of the liability,
   (b) information about the covenants (including the nature of the covenants and when the entity is required to comply with them), and
   (c) facts and circumstances, if any, that indicate that the entity might have difficulty complying with the covenants.

   In applying the disclosure requirements, entities should assess if there are any facts and circumstances that indicate the entity may have difficulty complying with the covenants—for example, the entity having acted during or after the reporting period to avoid or mitigate a potential breach. Such facts and circumstances could also include the fact that the entity would not have complied with the covenants if they were to be assessed for compliance based on the entity's circumstances at the end of the reporting period. SFRS(I) 1-1 (76ZA) (b)

Modification of lease liability

5. A change in the scope of a lease, or the consideration for a lease, that was not part of the original terms and conditions of the lease (for example, adding or terminating the right to use one or more underlying assets, or extending or shortening the contractual lease term) is a lease modification. For lease modifications that are not accounted for as a separate lease, the lessee shall remeasure the lease liability by discounting the revised lease payments using a revised discount rate and record the corresponding adjustment against the right-of-use asset. SFRS(I) 16 App A; SFRS(I) 16 (45), (46)

   This publication has illustrated an entity which has extended the lease term by modifying the existing lease contract. This disclosure example also applies to changes in consideration, for example, rent concessions provided that are not part of the original terms and conditions of the lease.

Supplier finance arrangements

6. As explained in the commentary on the statement of cash flows, for the purpose of this publication, we have assumed that a gross presentation of cash flows relating to supplier finance arrangements (that is, gross operating cash outflow and financing cash inflow) is appropriate. However, this might not always be the case. Where no cash flows occur for the entity when the financial institution settles the invoices by paying the supplier, the entity should disclose this as a non-cash financing transaction and also identify it as a non-cash change in the reconciliation of the liabilities from financing activities. For further guidance, please refer to the in depth PwC In-Depth 'Bringing transparency on supplier finance'. SFRS(I) 1-7 (43), (44A)

32. Convertible bonds

On 2 January 2021, the Company issued 5% convertible bonds denominated in Singapore Dollars with a nominal value of $50,000,000. The bonds are due for repayment five years from the issue date at their nominal value of $50,000,000 or may be converted into shares of the Company at the option of the holder at a rate of 33 shares per $500 nominal value of the bonds, subject to adjustments for share splits or share consolidations. SFRS(I) 7(17) SFRS(I) 1-1 (79(a)(vii))

The fair value of the liability component, included in non-current borrowings, is calculated using a market interest rate for an equivalent non-convertible bond at the date of issue. The residual amount, representing the value of the equity conversion component, is included in shareholders' equity in other reserves, net of deferred income taxes, and not subsequently remeasured. SFRS(I) 1-32 (28) SFRS(I) 1-32 (31)

The carrying amount of the liability component of the convertible bonds at the balance sheet date is derived as follows: DV (disclosed in Note 2.16(c)) DV

	31 December	
	2025	2024
	$'000	$'000
Group and Company		
Face value of convertible bonds at issuance	**50,000**	50,000
Equity conversion component on initial recognition (Note 37(b)(vi))	**(1,685)**	(1,685)
Liability component on initial recognition	**48,315**	48,315
Accumulated amortisation of interest expense (Note 9)	**8,269**	5,184
Accumulated payments of interest	**(7,500)**	(5,000)
Liability component at end of financial year (Note 31)	**49,084**	48,499

Guidance notes

Convertible bonds

1. Certain tax authorities may compute the tax base of the liability component of such convertible bonds as the sum of the carrying amount of both the liability and equity components. When this occurs, the issuer shall recognise a deferred tax liability on the resulting temporary differences at the date of issuance of these instruments, with the corresponding entry charged directly to the carrying amount of the equity component (i.e. equity component reserve). SFRS(I) 1-12 (23)

Conversion at maturity

2. On conversion of a convertible instrument at maturity, the company derecognises the liability component and recognises it as equity. The original equity component remains in equity. There is no gain or loss on conversion at maturity. SFRS(I) 1-32 (AG32)

Early redemption or repurchase

3. When the company extinguishes a convertible instrument before maturity through an early redemption or repurchase in which the original conversion rights are unchanged, the company should allocate the redemption consideration paid (including any transaction costs) to the instrument's liability and equity components at the date of repurchase or redemption. Any resulting gain or loss is treated in accordance with accounting principles applicable to the related component, as follows: SFRS(I) 1-32 (AG33)-(AG34)

    - the difference between the consideration allocated to the liability component and its carrying value is recognised in profit or loss; and
    - the amount of consideration relating to the equity component is recognised in equity.

33. Redeemable preference shares

On 4 January 2018, the Company issued 30 million cumulative redeemable preference shares at $1 per share to its immediate holding corporation. The shares are mandatorily redeemable at $1 per share on 4 January 2027 or by the Company at any time before that date. The shares pay fixed dividends of 6.5% per annum. These are classified as borrowings (Note 31). SFRS(I) 1-1 (79(a)(v)) SFRS(I) 1-32 (18(a))

34. Provisions

SFRS(I) 1-1 (78(d))

	Group		Company		
	31 December		31 December		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Current					SFRS(I) 1-1 (69)
Warranty (Note (a))	**2,996**	1,523	**44**	50	
Restructuring (Note (b))	**800**	-	**-**	-	
	3,796	1,523	**44**	50	
Non-current					SFRS(I) 1-1 (69)
Legal claims (Note (c))	**1,038**	649	**170**	150	
Dismantlement, removal and restoration (Note (d))	**1,034**	924	**-**	-	
Total	**5,868**	3,096	**214**	200	

(a) Warranty

SFRS(I) 1-37 (85(a))

The Group and the Company offer two-year warranties on certain products and undertake to repair or replace items that fail to perform satisfactorily. A provision is recognised at the balance sheet date for expected warranty claims based on past experience of the level of repairs and returns.

	Group		Company		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Beginning of financial year	**1,523**	259	**50**	100	SFRS(I) 1-37 (84(a))
Currency translation differences	**13**	(5)	**-**	-	
Provision made	**2,882**	1,519	**144**	120	SFRS(I) 1-37 (84(b))
Provision utilised	**(1,350)**	(250)	**(150)**	(170)	SFRS(I) 1-37 (84(c))
Reclassified to disposal group (Note 11(d))	**(72)**	-	**-**	-	
End of financial year	**2,996**	1,523	**44**	50	SFRS(I) 1-37 (84(a))

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34. Provisions (continued)

SFRS(I) 1-1 (78(d))

(b) Restructuring

The restructuring of the furniture segment in the People's Republic of China (Note 29(a)) in 2025 resulted in the retrenchment of 120 employees at two factories. An agreement was reached with the local union representatives in October 2025 that specified the number of staff involved and quantified the amount payable to those made redundant. SFRS(I) 1-37 (85(a))

Estimated staff redundancy costs amounting to $600,000 was recognised in the financial year ended 31 December 2025. Other restructuring expenses amounting to $200,000 mainly comprise penalties on the early termination of certain contracts for the supply of services. SFRS(I) 1-37 (84(b))

(c) Legal claims

Other than as disclosed in Note 46(h), the provision for legal claims is in respect of certain legal claims brought against the Group by customers, and is expected to be utilised in 2027. In the opinion of the directors, after taking appropriate legal advice, the outcomes of these legal claims are not expected to give rise to any significant loss beyond the amounts provided at 31 December 2025. The directors consider that disclosure of further details of these claims will seriously prejudice the Group's negotiating position and accordingly, further information on the nature of the obligation has not been provided. SFRS(I) 1-37 (85(a)) SFRS(I) 1-37 (92)

	Group		Company		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Beginning of financial year	**649**	731	**150**	200	SFRS(I) 1-37 (84(a))
Currency translation difference	**(34)**	(54)	**-**	-	
Acquisition of subsidiary (Note 46(c))	**500**	-	**-**	-	SFRS(I) 1-37 (84(b))
Provision made	**-**	488	**-**	-	SFRS(I) 1-37 (84(b))
Provision utilised	**(114)**	(550)	**-**	-	SFRS(I) 1-37 (84(c))
Amortisation of discount (Note 9)[3]	**37**	34	**20**	20	SFRS(I) 1-37 (84(e))
End of financial year	**1,034**	649	**170**	150	SFRS(I) 1-37 (84(a))

34. Provisions (continued)

SFRS(I) 1-1 (78(d))

(d) Dismantlement, removal and restoration

The Group uses various chemicals in the manufacture of component parts. A provision is recognised for the present value of costs to be incurred for the restoration of the manufacturing sites. It is expected that $37,000 will be utilised within the next 12 months and $997,000 over the remaining useful life of the manufacturing sites. In the opinion of the directors, the entity plans to continue to maintain and operate their manufacturing sites for their remaining useful lives, as such the transition to a lower-carbon economy is not expected to have a material impact to the carrying value of the provision. However, there is an increased risk that the Group might be required to close their manufacturing sites earlier than expected owing to the transition to a lower-carbon economy, which might include shifting consumer demand for the Group's products and possible regulatory and policy actions to reduce greenhouse gas emissions in the jurisdictions in which the Group operates. SFRS(I) 1-37 (85(a))

	Group		
	2025	2024	
	$'000	$'000	
Beginning of financial year	**924**	813	SFRS(I) 1-37 (84(a))
Provision made	**104**	95	SFRS(I) 1-37 (84(b))
Provision utilised	**(32)**	(20)	SFRS(I) 1-37 (84(c))
Amortisation of discount (Note 9)[3]	**38**	36	SFRS(I) 1-37 (84(e))
End of financial year	**1,034**	924	SFRS(I) 1-37 (84(a))

Notes

Reference

Guidance notes

Provisions

1. Comparative information is encouraged, but not required for the movement of each class of provision. SFRS(I) 1-37 (84)

2. If an estimate of an amount reported in an interim period has changed significantly during the final interim period of the financial year but a separate financial report is not published for that final interim period, the nature and amount of that change in estimate shall be disclosed in a note to the financial statements for that financial year. Such an update is relevant only for entities that prepare interim financial reports in accordance with SFRS(I) 1-34 requirements. SFRS(I) 1-34 (26)

3. Where the effect of the time value of money is material, the amount of a provision shall be the present value of the expenditures expected to be required to settle the obligation. The discount rate shall be a pre-tax rate that reflects current market assessments of time value of money and the risks specific to the liability. SFRS(I) 1-37 (45) SFRS(I) 1-37 (47)

4. It is common for an entity to provide a warranty in connection with the sale of a product. If a customer has the option to purchase a warranty separately, the warranty is accounted for as a separate performance obligation. If a customer does not have the option to purchase a warranty separately, the warranty is accounted for in accordance with SFRS(I) 1-37 unless the warranty provides a service in addition to the assurance that the product complies with agreed-upon specifications. SFRS(I) 15 (B28, B29, B30)

   While warranties provided in connection with a sale need not apply SFRS(I) 17 under the scope exclusion, extended warranties provided at a later stage and not in connection with the sale would not be able to apply the same exclusion. Nonetheless, an entity may choose to apply SFRS(I) 15 instead of SFRS(I) 17 if the extended warranties meet specified conditions that show the contracts' primary purpose is to provide services for a fixed fee. For additional guidance on how to assess whether a contract is in scope of SFRS(I) 17, please refer to IFRS 17 for non insurers key reminders. SFRS(I) 17 (7(a), 8(a), 8(b), 8(c))

Tariff changes and impact

5. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

35. Deferred income taxes

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred income taxes relate to the same taxation authority. SFRS(I) 1-12 (74)

The amounts, determined after appropriate offsetting, are shown on the balance sheet as follows: DV

	Group		Company	
	31 December		31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Deferred tax assets	**2,784**	2,541	**-**	-
Deferred tax liabilities	**(13,587)**	(12,360)	**(2,468)**	(3,140)
Net deferred tax liabilities	**(10,803)**	(9,819)	**(2,468)**	(3,140)

The movement in the net deferred income tax account is as follows: DV

	Group		Company	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Beginning of financial year	**8,289**	9,522	**3,140**	2,779
Currency translation differences	**64**	191	**-**	-
Acquisition of subsidiary (Note 46(c))	**985**	-	**-**	-
Tax charged/(credited) to				
- profit or loss (Note 10(a))	**965**	360	**(676)**	358
- other comprehensive income (Note 10 (c))	**542**	(169)	**4**	3
- equity (Note 10(d))	**(42)**	(85)	**-**	-
End of financial year	**10,803**	9,819	**2,468**	3,140

Deferred income tax assets are recognised for tax losses and capital allowances carried forward to the extent that realisation of the related tax benefits through future taxable profits is probable. The deferred income tax assets balance includes an amount of $198,000 (2024: $213,000) which relates to carried forward tax losses of PwC Furniture (PRC) Co., Ltd. The subsidiary has incurred the losses over the last three financial years due to one-off restructuring costs arising from the Group's restructuring of its furniture segment, which are not expected to recur in the future. The Group has concluded that the deferred tax assets will be recoverable based on the estimated future taxable income of the subsidiary based on the approved business plans and budgets for the subsidiary. The subsidiary is expected to generate taxable income from 2026 onwards. The tax losses will expire in 2027[2]. SFRS(I) 1-12 (82)

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35. Deferred income taxes (continued)

The Group has unrecognised tax losses of $4,700,000 (2024: $5,000,000) and capital allowances of $400,000 (2024: $400,000) at the balance sheet date which can be carried forward and used to offset against future taxable income subject to meeting certain statutory requirements by those companies with unrecognised tax losses and capital allowances in their respective countries of incorporation. The tax losses have no expiry date except for the amount of $198,000 relating to PwC Furniture (PRC) Co., Ltd above, which will expire in 2027. The capital allowances will expire between 2026 and 2027. SFRS(I) 1-12 (81(e))

Deferred income tax liabilities of $190,000 (2024: $170,000) have not been recognised for the withholding and other taxes that will be payable on the earnings of an overseas subsidiary when remitted to the holding company. These unremitted profits are permanently reinvested and amount to $2,400,000 (2024: $2,000,000) at the balance sheet date[3]. SFRS(I) 1-12 (81(f))

The movement in deferred income tax assets and liabilities (prior to offsetting of balances within the same tax jurisdiction) is as follows: SFRS(I) 1-12 (81(g))

Group

Deferred income tax liabilities

	Accelerated tax depreciation $'000	Fair value gains-net $'000	Convertible bonds $'000	ROU assets[1] $'000	Other $'000	Total $'000
2025						
Beginning of financial year	7,326	3,823	461	3,516	2,486	17,612
Currency translation differences	96	48	-	22	10	176
Acquisition of subsidiary	1,128	69	-	-	238	1,435
Charged/ (credited) to						
- profit or loss	1,162	74	-	(874)	(7)	355
- other comprehensive income	-	542	-	-	-	542
End of financial year	9,712	4,556	461	2,664	2,727	20,120

Notes

35. Deferred income taxes (continued)

Group

Deferred income tax liabilities (continued)

	Accelerated tax depreciation $'000	Fair value gains-net $'000	Convertible bonds $'000	ROU assets[1] $'000	Other $'000	Total $'000
2024						
Beginning of financial year	6,711	3,931	442	4,193	3,350	18,627
Currency translation differences	174	54	-	(32)	(80)	116
Acquisition of subsidiary						
Charged/ (credited) to	441	7	19	(645)	746	568
- profit or loss	-	(169)	-	-	-	(169)
- other comprehensive income	7,326	3,823	461	3,516	4,016	19,142
End of financial year	6,711	3,931	442	4,193	3,350	18,627

Deferred income tax assets

	Provisions $'000	Tax losses $'000	Lease liabilities[1] $'000	Other $'000	Total $'000
2025					
Beginning of financial year	**(2,032)**	**(596)**	**(4,281)**	**(2,414)**	**(9,323)**
Currency translation differences	**(46)**	**(15)**	**(1)**	**(50)**	**(112)**
Acquisition of subsidiary	**(390)**	**(60)**	**-**	**-**	**(450)**
(Credited)/charged to					
- profit or loss	**(231)**	**(38)**	**853**	**26**	**610**
- equity	**-**	**-**	**-**	**(42)**	**(42)**
End of financial year	**(2,699)**	**(709)**	**(3,429)**	**(2,480)**	**(9,317)**
2024					
Beginning of financial year	(1,628)	(407)	(5,012)	(1,823)	(8,870)
Currency translation differences	(35)	(44)	(5)	(76)	(160)
(Credited)/charged to					
- profit or loss	(369)	(145)	736	(430)	(208)
- equity	-	-	-	(85)	(85)
End of financial year	(2,032)	(596)	(4,281)	(2,414)	(9,323)

Notes

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35. Deferred income taxes (continued)

Company

Deferred income tax liabilities

	Accelerated tax depreciation $'000	Fair value gains-net $'000	Convertible bonds $'000	Total $'000
2025				
Beginning of financial year	**2,784**	**89**	**461**	**3,334**
(Credited)/charged to				
- profit or loss	**(1,081)**	**263**	**-**	**(818)**
- other comprehensive income	**-**	**4**	**-**	**4**
End of financial year	**1,703**	**356**	**461**	**2,520**
2024				
Beginning of financial year	2,380	86	442	2,908
Charged to				
- profit or loss	404	-	19	423
- other comprehensive income	-	3	-	3
End of financial year	2,784	89	461	3,334

Company

Deferred income tax assets

	Provisions $'000	Other $'000	Total $'000
2025			
Beginning of financial year	**(9)**	**(185)**	**(194)**
(Credited)/charged to			
- profit or loss	**(8)**	**150**	**142**
End of financial year	**(17)**	**(35)**	**(52)**
2024			
Beginning of financial year	(24)	(105)	(129)
Charged/(credited) to			
- profit or loss	15	(80)	(65)
End of financial year	(9)	(185)	(194)

Guidance notes

Deferred income taxes

Deferred tax on lease assets and lease liabilities

1. The initial recognition exception in paragraphs 15 and 24 of SFRS(I) 1-12 requires companies to recognise deferred tax on transactions that, on initial recognition, give rise to equal amounts of taxable and deductible temporary differences. As a consequence, entities are required to recognise both a deferred tax asset and a deferred tax liability on the initial recognition of a lease. While these would qualify for offsetting in the balance sheet, the notes would need to disclose the gross amounts. SFRS(I) 1-12 (15), (24)

Deferred tax asset dependent on future taxable profits

2. An entity shall disclose the amount of a deferred tax asset and the nature of the evidence supporting its recognition, when: SFRS(I) 1-12 (82)

    (a) the utilisation of the deferred tax asset is dependent on future taxable profits in excess of the profits arising from the reversal of existing taxable temporary differences; and

    (b) the entity has suffered a loss in either the current or preceding period in the tax jurisdiction to which the deferred tax asset relates.

Deferred tax on unremitted earnings of overseas subsidiaries

3. An entity shall recognise a deferred tax liability for all taxable temporary differences associated with investments in subsidiaries, branches and associates, and interests in joint arrangements, except to the extent that both of the following conditions are satisfied: SFRS(I) 1-12 (39)

    (a) the parent, investor, joint venturer or joint operator is able to control the timing of the reversal of the temporary difference; and

    (b) it is probable that the temporary difference will not reverse in the foreseeable future. SFRS(I) 1-12 (40)

    As a parent controls the dividend policy of its subsidiary, it can control the timing of the reversal of such temporary differences associated with its subsidiary (applies to temporary differences arising from undistributed profits and foreign exchange translation differences). Furthermore, it would often be impracticable to determine the income taxes that would be payable when the temporary difference reverses. Therefore, when the parent has determined that those profits will not be distributed in the foreseeable future the parent does not recognise a deferred tax liability. The same considerations apply to investments in branches.

Tariff changes and impact

4. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

36. Share capital and treasury shares

SFRS(I) 1-1 (79(a)(i), (iv), (vi), 106(d))

	No. of ordinary shares		Amount	
	Issued share capital	Treasury shares	Share capital	Treasury shares
Group and Company	'000	'000	$'000	$'000
2025				
Beginning of financial year	24,050	(1,135)	41,495	(2,022)
Treasury shares purchased	-	(900)	-	(1,754)
Shares issued	3,800	-	8,368	-
Share issue expenses	-	-	(354)	-
Treasury shares reissued	-	478	-	1,004
End of financial year	27,850	(1,557)	49,509	(2,772)
2024				
Beginning of financial year	24,050	(975)	41,495	(1,418)
Treasury shares purchased	-	(1,100)	-	(2,389)
Treasury shares reissued	-	940	-	1,785
End of financial year	24,050	(1,135)	41,495	(2,022)

All issued ordinary shares are fully paid. There is no par value for these ordinary shares. SFRS(I) 1-1 (79(a)(ii), (iii))

Fully paid ordinary shares carry one vote per share and carry a right to dividends as and when declared by the Company, after paying dividends for the 6.5% redeemable preference shares, which are classified as liabilities (Note 33). SFRS(I) 1-1 (79(a)(v))

On 1 April 2025, the Company issued 3,800,000 ordinary shares for a total consideration of $8,368,000 for cash to provide funds for the expansion of the Company's operations. The newly issued shares rank pari passu in all aspects with the previously issued shares.

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36. Share capital and treasury shares (continued)

(a) Treasury shares

The Company acquired 900,000 (2024: 1,100,000) shares in the Company in the open market during the financial year. The total amount paid to acquire the shares was $1,754,000 (2024: $2,389,000) and this was presented as a component within shareholder's equity. SFRS(I) 1-32 (33)

The Company re-issued 478,000 (2024: 940,000) treasury shares during the financial year pursuant to the PwC Employee Share Option Scheme at the exercise price of $1.31 or $1.28 (2024: $1.31 or $1.28) each (Note 36(b)). The cost of the treasury shares re-issued amounted to $1,004,000 (2024: $1,785,000). The total consideration (net of expense) for the treasury shares issued is as follows:

	2025 $'000	2024 $'000
Exercise price paid by employees	**615**	1,230
Value of employee services (Note 37(b)(i))	**972**	841
Less: Transaction costs	**(2)**	(1)
Total net consideration	**1,585**	2,070

Accordingly, a gain on re-issue of treasury shares of $581,000 (2024: $285,000) is recognised in the capital reserve (Note 37(b)(ii)). DV

36. Share capital and treasury shares (continued)

(b) Share options

SFRS(I) 2 (44), (45(a))

Share options were granted to key management personnel and employees with more than three years of service under the PwC Employee Share Option Scheme, which became operative on 1 January 2017.

The exercise price of the options is determined at the average of the closing prices of the Company's ordinary shares as quoted on the Singapore Exchange for five market days immediately preceding the date of the grant. The vesting of the options is conditional on the key management personnel or employee completing another two years of service to the Group and the Group achieving its targets of profitability and sales growth.

Once they have vested, the options are exercisable over a period of four years. The options may be exercised in full or in part in respect of 1,000 shares or a multiple thereof, on the payment of the exercise price. The persons to whom the options have been issued have no right to participate by virtue of the options in any share issue of any other company. The Group has no legal or constructive obligation to repurchase or settle the options in cash.

On 1 January 2025, options to subscribe for 350,000 ordinary shares in the Company at an exercise price of $2.88 per ordinary share were granted pursuant to the Scheme ("2024 Options"). The 2024 Options are exercisable from 1 January 2025 and expire on 31 December 2029.

SFRS(I) 1-1 (79(a)(vii))

Movements in the number of unissued ordinary shares under the PwC Employee Share Option Scheme and their exercise prices are as follows:

	No. of ordinary shares under option						
Group and Company	Beginning of financial year	Granted during financial year	Forfeited during financial year	Exercised during financial year	End of financial year	Exercise price	Exercise period
2025							
2020 Options	**110,000**	**-**	**-**	**(110,000)**	**-**	**$1.31**	**1.1.2021 – 31.12.2025**
2021 Options	**1,422,000**	**-**	**(50,000)**	**(368,000)**	**1,004,000**	**$1.28**	**1.1.2022 – 31.12.2026**
2022 Options	**909,000**	**-**	**-**	**-**	**909,000**	**$2.95**	**1.1.2023 – 31.12.2027**
2024 Options	**-**	**350,000**	**-**	**-**	**350,000**	**$2.88**	**1.1.2025 – 31.12.2029**
	2,441,000	**350,000**	**(50,000)**	**(478,000)**	**2,263,000**		

Notes

36. Share capital and treasury shares (continued)

(b) Share options (continued)

	No. of ordinary shares under option						
	Beginning of financial year	Granted during financial year	Forfeited during financial year	Exercised during financial year	End of financial year	Exercise price	Exercise period
Group and Company							
2024							
2020 Options	1,000,000	-	-	(890,000)	110,000	$1.31	1.1.2021 – 31.12.2025
2021 Options	1,532,000	-	(60,000)	(50,000)	1,422,000	$1.28	1.1.2022 – 31.12.2026
2022 Options	964,000	-	(55,000)	-	909,000	$2.95	1.1.2023 – 31.12.2027
	3,496,000	-	(115,000)	(940,000)	2,441,000		

Out of the unexercised options for 2,263,000 (2024: 2,441,000) shares, options for 1,913,000 (2024: 1,532,000) shares are exercisable at the balance sheet date. Options exercised in 2024 resulted in 478,000 treasury shares (2024: 940,000) being re-issued at the exercise price of $1.31 or $1.28 (2024: $1.31 or $1.28) each. The weighted average share price at the time of exercise was $3.87 (2024: $3.80) per share. The related transaction costs amounting to $2,000 (2024: $1,000) were deducted against the proceeds received. SFRS(I) 2 (46), (47(a))

The fair value of options granted on 1 January 2025, determined using the Binomial Valuation Model was $800,000. The significant inputs into the model were the share price of $2.88 at the grant date, the exercise price of $2.88, standard deviation of expected share price returns of 28%, dividend yield of 8%, the option life shown above and the annual risk-free interest rate of 5%. The volatility measured on the standard deviation of expected share price returns was estimated based on statistical analysis of share prices over the last three years. SFRS(I) 2 (45(b)(vii)) SFRS(I) 2 (45(c))

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Guidance notes

Share capital and treasury shares

Modification of share-based payments

1. If an entity has share-based payment arrangements that were modified during the period, it is required to disclose: SFRS(I) 2 (47(c))

   (i) an explanation of those modifications;
   (ii) the incremental fair value granted (as a result of those modifications); and;
   (iii) information on how the incremental fair value granted was measured, consistently with the requirements set out in paragraph 47(a) and (b) of SFRS(I) 2, where applicable.

2. A disclosure example for modification of a share-based payment arrangement is provided as follows:

   "Modification of share-based payment arrangements

   In May 2025, PwC Holdings Ltd increased the vesting period for the employee share options granted in January 2024 from two to five years and reduced the exercise price to $2.90 to reflect the recent fall in the Company's share price. The fair value of the options at the date of the modification was determined to be $2.05. The incremental fair value of $0.25 will be recognised as an expense over the period from the modification date to the end of the extended vesting period. The expense for the original option grant will continue to be recognised as if the terms had not been modified.

3. The fair value of the modified options was determined using the same models and principles as described above, with the following model inputs: [provide details]."

Notes

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37. Other reserves

SFRS(I) 1-1 (106(d))

	Group		Company	
	31 December		31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
(a) Composition:				
Share option reserve	**1,210**	1,510	**1,210**	1,510
Capital reserve	**1,481**	858	**1,267**	684
Fair value reserve	**(406)**	(1,485)	**52**	38
Hedging reserve	**1,086**	110	**-**	-
Currency translation reserve	**1,696**	1,207	**-**	-
Equity component of convertible bonds	**1,685**	1,685	**1,685**	1,685
Asset revaluation reserve	**3,189**	2,654	**-**	-
	9,941	6,539	**4,214**	3,917

(b) Movement:

(i) Share option reserve

Beginning of financial year	**1,510**	1,636	**1,510**	1,636
Employee share option scheme				
- Value of employee services (Note 6)	**672**	715	**672**	715
- Share options exercised (Note 36(a))	**(972)**	(841)	**(972)**	(841)
End of financial year	**1,210**	1,510	**1,210**	1,510

(ii) Capital reserve

Beginning of financial year	**858**	488	**684**	394
Gain on re-issue of treasury shares (Note 36(a))	**581**	285	**581**	285
Excess tax on employee share option scheme[5] (Note 10(d))	**42**	85	**2**	5
End of financial year	**1,481**	858	**1,267**	684

Notes

37. Other reserves (continued)

	Group 31 December		Company 31 December		Reference
	$'000	$'000	**$'000**	$'000	
(b) Movement: (continued)					
(iii) Fair value reserve					
Beginning of financial year	**(1,485)**	(73)	**38**	96	
Financial assets, at FVOCI					
- Fair value gains/(losses) (Note 16)	**1,755**	(1,451)	**15**	(68)	SFRS(I) 7(20(a)(vii))
- Tax on fair value changes	**(299)**	261	**(1)**	10	
	1,456	(1,190)	**14**	(58)	SFRS(I) 1-12(81(a))
Share of associates' fair value gains on financial asset, FVOCI, net of tax	**68**	35	**-**	-	
Reclassification to profit or loss					
- Other gains and losses (Note 8)	**(175)**	-	**-**	-	
Tax on reclassification	**30**	-	**-**	-	
	(145)	-	**-**	-	
Transfer to retained profits upon disposal of equity investment in financial asset, at FVOCI	**(300)**	(257)	**-**	-	
End of financial year	**(406)**	(1,485)	**52**	38	

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37. Other reserves (continued)

Movements in hedging reserve by risk category: SFRS(I) 7 (24C)

	Group 2025 Interest rate risk $'000	Group 2025 Foreign exchange risk $'000	Group 2025 Total $'000	Reference
(b) Movement: (continued)				
(iv) Hedging reserve				
Beginning of financial year	**257**	**(147)**	**110**	SFRS(I) 7 (24B(b)(ii))
- Fair value (losses)/gains	**(1,009)**	**1,217**	**208**	SFRS(I) 7 (24C(b)(i))
- Tax on fair value losses/(gains)	**172**	**(207)**	**(35)**	SFRS(I) 1-12 (81(a))
	(837)	**1,010**	**173**	
Reclassification to profit or loss, as hedged item has affected profit or loss				SFRS(I) 7 (24C(b)(iv))
- Finance expense (Note 9)	**753**	**-**	**753**	SFRS(I) 7 (24C(b)(v))
Tax on reclassification adjustments	**(128)**	**-**	**(128)**	
Reclassification to balance sheet				
- Inventories	**-**	**215**	**215**	SFRS(I) 7 (24E(a))
Tax on reclassification adjustments	**-**	**(37)**	**(37)**	SFRS(I) 1-12 (81)(a)
	625	**178**	**803**	
End of financial year	**45**	**1,041**	**1,086**	

37. Other reserves (continued)

Movements in hedging reserve by risk category: (continued) SFRS(I) 7 (24C)

	Group 2024 Interest rate risk $'000	Group 2024 Foreign exchange risk $'000	Group 2024 Total $'000	Reference
(b) Movement: (continued)				
(iv) Hedging reserve (continued)				
Beginning of financial year	12	75	87	SFRS(I) 7 (24B(b)(ii))
- Fair value losses	(334)	(276)	(610)	SFRS(I) 7 (24C(b)(i))
- Tax on fair value losses	56	54	110	SFRS(I) 1-12 (81(a))
	(278)	(222)	(500)	
Reclassification to profit or loss, as hedged item has affected profit or loss				SFRS(I) 7 (24C(b)(iv))
- Finance expense (Note 9)	643	-	643	SFRS(I) 7 (24C(b)(v))
Tax on reclassification adjustments	(120)	-	(120)	SFRS(I) 1-12 (81(a))
	523	-	523	
End of financial year	257	(147)	110	

Notes

37. Other reserves (continued)

(b) Movement: (continued)

SFRS(I) 1-1 (106(d)), SFRS(I) 1-21 (52(a)) SFRS(I) 1-21 (52)(b)

	Group 2025 $'000	Group 2024 $'000	Company 2025 $'000	Company 2024 $'000	Reference
(v) Currency translation reserve					
Beginning of financial year	**1,207**	588	-	-	
Net currency translation differences of financial statements of foreign subsidiaries, a joint venture and associates	**635**	712	-	-	
Less: Non-controlling interests[2]	**(362)**	(408)	-	-	
	273	304	-	-	
Net currency translation difference on borrowings designated as net investment hedge of foreign operations[1]	**216**	296	-	-	SFRS(I) 7 (24C(b)(vi))
Reclassification on disposal of a subsidiary (Note 13)	**-**	19	-	-	
End of financial year	**1,696**	1,207	-	-	

As at 31 December 2025, $554,000 (2024: $364,000) of the currency translation reserve relates to continuing hedges. None of the currency translation reserve relates to hedging relationships for which hedge accounting is no longer applied. SFRS(I) 7 (24B(b)(ii), (iii))

	Group 2025 $'000	Group 2024 $'000	Company 2025 $'000	Company 2024 $'000	Reference
(vi) Equity component of convertible bonds					SFRS(I) 1-1 (106(d))
Beginning and end of financial year	**1,685**	1,685	**1,685**	1,685	
(vii) Asset revaluation reserve[3]					SFRS(I) 1-1 (106(d))
Beginning of financial year	**2,654**	2,202	-	-	
Revaluation gains (Note 26)	**650**	539	-	-	SFRS(I) 1-16 (77(f))
Tax on revaluation gains	**(110)**	(82)	-	-	SFRS(I) 1-12 (81(a))
Less: Non-controlling interests[2]	**(5)**	(5)	-	-	
End of financial year	**3,189**	2,654	-	-	

Other reserves are non-distributable[4]. SFRS(I) 1-16 (77(f))

Notes

Guidance notes

Other reserves

Borrowings designated as net investment hedges

1. For a monetary item that is receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur in the foreseeable future, the item is in substance a part of the entity's net investment in that foreign operation. Currency translation differences arising from such items shall be recognised (a) in profit or loss in the separate financial statements of the reporting entity or the foreign operation; and (b) in a separate component of equity in the consolidated financial statements. SFRS(I) 1-21 (15), (32)

Non-controlling interests

2. Non-controlling interests' share of reserve movement (net of tax) should be separately disclosed, where applicable.

Transfer of revaluation surplus on property, plant and equipment ("PPE")

3. An entity may elect to transfer revaluation surplus of an item of PPE directly to retained profits when that asset is derecognised. An entity can also choose to transfer the revaluation surplus to retained profits progressively as the asset is used by the entity; the amount to be transferred will then be the difference in depreciation based on the revalued amount and the depreciation based on the asset's original cost. SFRS(I) 1-16 (41)

Distributable reserves

4. In providing a description of the nature and purpose of the reserves it would be appropriate to refer to any restrictions on their distribution or any other important characteristics. In the case of:

   (a) the property, plant and equipment revaluation surplus: there is a specific requirement to disclose any restrictions on the distribution of the balance to shareholders; and SFRS(I) 1-16 (77(f))

   (b) the amount of the revaluation surplus that relates to intangible assets; there is a specific requirement to disclose the balance at the beginning and end of the period, indicating the changes during the period and any restrictions on the distribution of the balance to shareholders. SFRS(I) 1-38 (124(b))

   The amount of reserves that are distributable will depend on the Articles of Association of the company subject to any regulatory restrictions.

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Guidance notes

Other reserves (continued)

Tax on employee share option scheme

5. With effect from the Year of Assessment 2007, companies are allowed tax deduction for costs incurred in the purchase of treasury shares that are transferred to employees pursuant to employee share-based payment ("SBP") arrangements. For details, please refer to the Inland Revenue Authority of Singapore circular – "Use of treasury shares to fulfil obligations under an employee equity-based remuneration scheme" issued in June 2006 and a supplemental circular issued in January 2007.

   As the timing of the tax deduction and the recognition of the employee share option expense differs, SFRS(I) 1-12 requires the recognition of the related deferred tax asset if the deferred tax asset recognition criteria are met. For an equity-settled SBP, if the cumulative amount of tax deduction exceeds the tax effect of the related cumulative remuneration expense at the reporting date, the excess of the associated deferred tax shall be recognised directly in equity. All taxes related to cash-settled SBPs shall be recognised in profit or loss. SFRS(I) 1-12 (68A – C)

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38. Retained profits

(a) Retained profits of the Group are distributable except for accumulated retained profits of associates and joint ventures amounting to $1,506,000 (2024: $745,000) and the amount of $2,772,000 (2024: $2,022,000) utilised to purchase treasury shares. Retained profits and other reserves of the Company are distributable except for the amount of $2,772,000 (2024: $2,022,000) utilised to purchase treasury shares. SFRS(I)1-1 (79(a)(v)) CA 403 (1A)

(b) Movement in retained profits for the Company is as follows: DV

	Company	
	2025	2024
	$'000	$'000
Beginning of financial year	**1,525**	1,338
Net profit	**19,374**	8,269
Dividends paid (Note 39)	**(12,078)**	(8,082)
End of financial year	**8,821**	1,525

39. Dividends[1]

	Group		
	2025	2024	
	$'000	$'000	
Ordinary dividends			
Final dividend paid in respect of the previous financial year of 52.70 cents (2024: 35.03 cents) per share (Note 38)	**12,078**	8,082	SFRS(I) 1-1 (107)

At the Annual General Meeting on 15 February 2026, a final dividend of 31.25 cents per share amounting to a total of $8,703,000 will be recommended. These financial statements do not reflect this dividend, which will be accounted for in shareholders' equity as an appropriation of retained profits in the financial year ending 31 December 2026. SFRS(I) 1-1 (137(a)) SFRS(I) 1-10 (12,13)

Notes

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Guidance notes

Dividends

1. It shall be noted that no dividend may be paid, and no other distribution (whether in cash or otherwise) of the company's assets may be made, to the company in respect of its treasury shares. CA 76J (4)

Non-cash dividends

2. When an entity distributes non-cash dividends, the following disclosures can be considered. IFRIC 17 (11, 14, 15, 16)

   "In November 2025, the Company declared a non-cash dividend in the form of all of the shares held in its subsidiary, ABC Limited, to its shareholders. The dividend was measured at the fair value of the subsidiary ($2,500,000). The difference between the fair value of the shares and their carrying amount ($1,800,000) is presented in profit or loss as other income ($700,000)."

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40. Contingencies

(a) Contingent liabilities SFRS(I) 1-37 (86)

Contingent liabilities, excluding those relating to business combinations (Note 46), investments in associates (Note 22) and the investment in a joint venture (Note 23), for which the probability of settlement is not remote at the balance sheet date, are as follows:

Group
A claim for unspecified quantum of damages was lodged by a customer during the financial year against a subsidiary and certain of its executives in respect of damages allegedly caused by the use of furniture supplied by the subsidiary. The subsidiary has disclaimed the liability and is defending the action. Legal advice obtained indicates that it is not probable that any significant liability will arise. At the date of these financial statements, the directors are of the view that no material losses will arise in respect of the legal claim.

(b) Contingent assets

A subsidiary of the Group has lodged a claim against a supplier for damages caused by the supply of faulty products. The matter has been referred to arbitration and, based on external legal advice, management believes that a favourable outcome is probable. However, the contingent asset has not been recognised as a receivable as at 31 December 2025 as receipt of the amount is dependent on the outcome of the arbitration process. SFRS(I) 1-37 (89)

Guidance notes

Contingent assets and liabilities

Tariff changes and impact

1. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

41. Commitments

Capital commitments

Capital expenditures contracted for at the balance sheet date but not recognised in the financial statements, excluding those relating to investments in associates (Note 22) and investment in a joint venture (Note 23), are as follows:

Capital commitments

	Group		Company		
	31 December		31 December		
	2025	2024	**2025**	2024	
	$'000	$'000	**$'000**	$'000	
Investment properties	**80**	100	**-**	-	SFRS(I) 1-40 (75(h))
Property, plant and equipment	**1,000**	800	**400**	500	SFRS(I) 1-16 (74(c))
Intangible assets	**120**	210	**100**	110	SFRS(I) 1-38 (122(e))
	1,200	1,110	**500**	610	

Guidance notes

Lease commitments for short-term leases

1. An entity shall disclose the amount of its lease commitments for short-term leases accounted for using short-term exemption, if the portfolio of short-term leases to which it is committed at the end of the reporting period is dissimilar to the portfolio of short-term leases to which the short-term lease expenses, disclosed in Note 27, relate to. For the purpose of this publication, the portfolio of committed short-term leases as at 31 December 2025 remains similar to the portfolio of short-term leases for the financial year 2025 and no additional disclosure is required. SFRS(I) 16 (55)

Notes

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42. Financial risk management[10,11]

SFRS(I) 7 (31, 33)

Financial risk factors

SFRS(I) 7 (21A(a))

The Group's activities expose it to market risk (including currency risk, interest rate risk and price risk), credit risk and liquidity risk. The Group's overall risk management strategy seeks to minimise any adverse effects from the unpredictability of financial markets on the Group's financial performance. The Group uses financial instruments such as currency forwards, interest rate swaps and foreign currency borrowings to hedge certain financial risk exposures.

The Board of Directors is responsible for setting the objectives and underlying principles of financial risk management for the Group. The Financial Risk Management Committee ("FRMC") then establishes the detailed policies such as authority levels, oversight responsibilities, risk identification and measurement, exposure limits and hedging strategies, in accordance with the objectives and underlying principles approved by the Board of Directors.

Financial risk management is carried out by a central treasury department ("Group Treasury") in accordance with the policies set by the FRMC. The dealing team of Group Treasury identifies, evaluates and hedges financial risks in close co-operation with the Group's operating units. The reporting team of Group Treasury measures actual exposures against the limits set and prepares daily reports for review by the Heads of Group Treasury and each operating unit. Regular reports are also submitted to the FRMC and the Board of Directors.

(a) Market risk

(i) Currency risk

The Group operates in Asia with dominant operations in Singapore, the People's Republic of China and Verenthia. Entities in the Group regularly transact in currencies other than their respective functional currencies ("foreign currencies"). SFRS(I) 7 (22A(a), 33(a))

Currency risk arises when transactions are denominated in foreign currencies other than functional currency such as the United States Dollar ("USD") and Chinese Renminbi ("RMB"). To manage the currency risk, individual Group entities enter into currency forwards with Group Treasury. Group Treasury in turn manages the overall currency exposure mainly by entering into currency forwards with banks. SFRS(I) 7 (22A(b), 33(b)) SFRS(I) 7 (22B(a))

Notes

42. Financial risk management[10,11] (continued)

SFRS(I) 7 (31, 33)

(a) Market risk (continued)

(i) Currency risk (continued)

Group Treasury's risk management policy is to hedge between 60% and 80% of highly probable forecast transactions (mainly export sales and import purchases) in the next three months and approximately 90% of firm commitments denominated in foreign currencies.

SFRS(I) 7 (22A(c))

The risk is measured through a forecast of highly probable USD expenditure and tracking of firm commitments in USD and RMB. The objective of the hedges is to minimise the volatility of the Group's currency cost of highly probable transactions and firm commitments. In order to achieve these objectives, the Group entered into cash flow hedges and fair value hedges for highly probable purchase transactions and revenue contracts respectively. The foreign exchange forwards are denominated in the same currency as the highly probable purchase transactions and revenue firm commitments, therefore the hedge ratio is 1:1.

SFRS(I) 7 (22B(b), (c))

Hedge ineffectiveness has occurred due to:

SFRS(I) 7 (22B(c))

- changes in timing of the forecasted transaction from what was originally planned; and
- changes in the credit risk of the derivative counterparty or the Group.

The Group is exposed to currency translation risk on the net assets in foreign operations. Currency exposure to the net assets of the Group's foreign operations in the People's Republic of China are managed primarily through borrowings denominated in Chinese RMB designated as a net investment hedge in foreign operations. The Group establishes the hedge ratio of 1:1 by matching the net assets exposure to borrowings designated as hedging instrument.

SFRS(I) 7 (22A(a), (b))

There was no ineffectiveness during 2025 in relation to the net investment hedge.

SFRS(I) 7 (22B)

Notes

42. Financial risk management (continued)

SFRS(I) 7 (31, 33)

(a) Market risk (continued)

(i) Currency risk (continued)

The Group's currency exposure based on the information provided to key management[2] is as follows:

SFRS(I) 7 (31, 34(a), (c))

Group	SGD $'000	USD $'000	RMB $'000	
At 31 December 2025				
Financial assets				
Cash and bank balances	61,266	20,756	12,755	
Trade and other receivables	16,301	9,712	5,890	
Intra-group receivables[8]	13,850	4,177	3,675	
Financial assets, at FVPL	11,385	3,365	-	
Financial assets, at FVOCI	2,425	2,300	-	
Other investments at amortised cost	3,497	-	-	
	108,724	40,310	22,320	
Financial liabilities				
Borrowings	(116,369)	(14,712)	(11,976)	
Intra-group payables[8]	(13,850)	(4,177)	(3,675)	
Trade and other payables	(10,468)	(4,628)	(3,014)	
	(140,687)	(23,517)	(18,665)	
Net financial (liabilities)/ assets	(31,963)	16,793	3,655	
Add: Net non-financial assets of foreign subsidiaries	142,571	36,544	21,037	DV
Add: Contract assets	-	2,939	-	DV
Add: Firm commitments and highly probable forecast transactions in foreign currencies[3]	12,000	28,000	18,000	DV
Less: Currency forwards[3]	-	(25,000)	(15,000)	
Currency profile including non-financial assets and liabilities[3]	122,608	59,276	27,692	
Currency exposure of financial assets net of those denominated in the respective entities' functional currencies[3]	2,375	23,774	11,567	

Notes

Return to Primary Statements

42. Financial risk management (continued)

SFRS(I) 7 (31, 33)

(a) Market risk (continued)

(i) Currency risk (continued)

Group	SGD $'000	USD $'000	RMB $'000	
At 31 December 2024				
Financial assets				
Cash and bank balances	17,713	9,173	4,284	
Trade and other receivables	26,925	4,716	4,214	
Intra-group receivables[8]	15,507	5,351	2,310	
Financial assets, at FVPL	10,535	3,065	-	
Financial assets, at FVOCI	11,438	2,014	-	
Other investments at amortised cost	2,403	-	-	
	84,521	24,319	10,808	
Financial liabilities				
Borrowings	(117,185)	(17,245)	(9,142)	
Intra-group payables[8]	(15,507)	(5,351)	(2,310)	
Trade and other payables[9]	(12,169)	(2,313)	(1,411)	
	(144,861)	(24,909)	(12,863)	
Net financial liabilities	(60,340)	(590)	(2,055)	
Add: Net non-financial assets of foreign subsidiaries	124,345	24,344	13,523	DV
Add: Contract assets	2,471	-	-	DV
Add: Firm commitments and highly probable forecast transactions in foreign currencies[3]	6,000	10,123	2,444	DV
Less: Currency forwards[3]	(4,000)	(10,040)	(2,540)	
Currency profile including non-financial assets and liabilities[3]	68,476	23,837	11,372	
Currency exposure of financial assets net of those denominated in the respective entities' functional currencies[3]	1,095	10,517	5,094	

Notes

42. Financial risk management (continued)

(a) Market risk (continued)

(i) Currency risk (continued)

The Company's currency exposure based on the information provided to key management is as follows: SFRS(I) 7 (31, 34(a), (c))

Company	**31 December 2025** SGD $'000	**31 December 2025** USD $'000	31 December 2024 SGD $'000	31 December 2024 USD $'000	
Financial assets					
Cash and bank balances	**17,216**	**2,130**	15,446	1,400	
Trade and other receivables	**10,561**	**-**	8,953	-	
Financial assets, at FVOCI	**1,615**	**-**	1,600	-	
	29,392	**2,130**	25,999	1,400	
Financial liabilities					
Borrowings	**(80,816)**	**-**	(80,426)	-	
Trade and other payables	**(831)**	**(120)**	(728)	(120)	
	(81,647)	**(120)**	(81,154)	(120)	
Net financial (liabilities)/assets	**(52,255)**	**2,010**	(55,155)	1,280	
Add: Net non-financial assets	**104,520**	**9,517**	100,070	3,790	
Add: Firm commitments	**-**	**-**	-	3,100	DV
Less: Currency forwards	**-**	**-**	-	(2,100)	
Currency profile including non-financial assets and liabilities	**52,265**	**11,527**	44,915	6,070	
Currency exposure of financial assets	**-**	**2,010**	-	2,280	

42. Financial risk management (continued)

(a) Market risk (continued)

(i) Currency risk (continued)

If the USD and RMB change against the SGD by 4% (2024: 6%) and 3% (2024: 6%)[5-7] respectively with all other variables including tax rate being held constant, the effects arising from the net financial liability/asset (excluding equity instruments) that are exposed to currency risk will be as follows[4]: SFRS(I) 7 (40, B24)

	Increase/(Decrease)			
	31 December 2025		31 December 2024	
	Profit after tax	**Other Comprehensive Income**	Profit after tax	Other Comprehensive Income
	$'000	**$'000**	$'000	$'000
Group				
USD against SGD				
- Strengthened	**789**	**253**	616	83
- Weakened	**(789)**	**(253)**	(616)	(83)
RMB against SGD				
- Strengthened	**288**	**170**	77	34
- Weakened	**(288)**	**(170)**	(77)	(34)
Company				
USD against SGD				
- Strengthened	**67**	**-**	113	-
- Weakened	**(67)**	**-**	(113)	-

Notes

Guidance notes

Financial risk management – currency risk

Qualitative disclosures on currency risk

1. The publication illustrates some disclosures that may be required for financial risk management. The matters and level of detail to be disclosed depend on the circumstances and the extent of financial risks faced by the entity. SFRS(I) 7 (7)

Quantitative disclosures on currency risk – based on management information

2. A reporting entity shall disclose summary quantitative data about its exposure to currency risk at the reporting date. This disclosure shall be based on the information provided internally to key management personnel. SFRS(I) 7 (34(a))

Quantitative disclosures on currency risk – factors considered

3. SFRS(I) 7 is not prescriptive in the presentation format of these quantitative disclosures. This publication illustrates the disclosure where management has monitored the entity's currency risk exposure, taking into consideration (a) financial assets/liabilities denominated in the respective entities' functional currencies; (b) firm commitments and highly probable forecast transactions in foreign currencies; (c) the effects of currency forwards used for hedges and held for trading; (d) net non-financial assets of foreign subsidiaries; and (e) contract assets recognised in accordance with SFRS(I) 15. These are summed up in the line item "Currency profile including non-financial assets and liabilities". If management monitors the entity's currency risk exposure using other basis, line items should be replaced as appropriate.

   The line item "Currency exposure of financial assets/(liabilities) net of those denominated in the respective entities' functional currencies" measures the currency exposure under the scope of SFRS(I) 7 and is used as a basis for computing the currency sensitivity analysis required by SFRS(I) 7. The line item excludes equity investments denominated in foreign currencies. Financial risk on these instruments, including the foreign currency element is combined in the price risk of the instrument. This may not coincide with the currency exposure monitored by management. Disclosure of this line item is not mandated by SFRS(I) 7. SFRS(I) 7 (B23)

Sensitivity analysis for currency risk

4. An entity shall provide sensitivity analysis for the whole of its business but may provide different types of sensitivity analysis for different classes of financial instruments. A sensitivity analysis shall be disclosed for each currency to which an entity has significant exposure. In this publication, the entity has significant exposure to two major currencies, namely USD and RMB. SFRS(I) 7 (B21)

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Guidance notes

Financial risk management – currency risk (continued)

Sensitivity analysis – reasonably possible change

5. In determining what a reasonably possible change in the relevant risk variables is, an entity shall consider: SFRS(I) 7 (B19)

   (a) the economic environments in which it operates. This shall not include remote or "worst case" scenarios or "stress test"; and
   (b) the effects of changes reasonably possible over the period until the entity next presents these disclosures (usually the next annual reporting period).

Sensitivity analysis – prior year disclosures

6. In the event that the reasonably possible change in the risk variables changes, the prior year disclosures should not be restated. However, the entity can present as additional information the sensitivity information for the comparative financial year using the new percentage for the current financial year. SFRS(I) 7 (IG36)

Sensitivity analysis – narrative text or tabular format

7. Instead of using a tabular format, the entity may use a narrative description as follows:

   Currency risk – Sensitivity analysis

   "At 31 December 2025, if the USD had strengthened/weakened by [ ]% (2024: [ ]%) against the SGD with all other variables including tax rate being held constant, the other comprehensive income of the Group and the Company would have been higher/lower by $[ ] (2024: $[ ]) and $[ ] (2024: $[ ]) respectively as a result of currency translation gains/losses on securities classified as FVOCI. The profit after tax of the Group and the Company would have been higher/lower by $[ ] (2024: $[ ]) and $[ ] (2024: $[ ]), as a result of currency translation gains/losses on the remaining USD denominated financial instruments……"

   Where the impact to profit after tax and/or other comprehensive income is different even though the exchange rates may have strengthened or weakened by the same percentage, the tabular format disclosure will likely be more useful. If the reporting entity holds option-based financial instruments, the upside and downside impacts may also be different.

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Guidance notes

Financial risk management – currency risk (continued)

Foreign currency intercompany receivables and payables

8. Foreign currency intercompany receivables and payables that do not form part of the net investment in a foreign operation should be included in the sensitivity analysis for foreign exchange risk. This is because even though intercompany receivables and payables are eliminated in the consolidated balance sheet, the effect on the profit or loss from their foreign currency translation under SFRS(I) 1-21 is not fully eliminated.

Accruals, provisions and prepaid expense

9. Accruals that represent a right to receive cash or an obligation to deliver cash are included in the scope of SFRS(I) 7. An example is an accrual for services obtained, but for which an invoice has not been received. SFRS(I) 1-32 AG4

   Similarly, a prepaid expense or an advance payment received for which the future economic benefit is the receipt of goods and services and is not a financial instrument would be excluded from the scope of SFRS(I) 7. SFRS(I) 1-32 AG11

Disclosures at reporting date need to be representative for the period

10. If the quantitative data disclosed as at the reporting date is unrepresentative of an entity's exposure to risk during the period, an entity shall provide further information that is representative. For example, if an entity typically has a large exposure to a particular currency, but at year-end unwinds the position, the entity might disclose a graph that shows the exposure at various times during the period, or disclose the highest, lowest and average exposures. SFRS(I) 7 (35, IG20)

    Similarly, when the sensitivity analyses disclosed are unrepresentative of a risk inherent in a financial instrument (e.g. because the year-end exposure does not reflect the exposure during the year), the entity shall disclose that fact and the reason it believes the sensitivity analyses are unrepresentative. SFRS(I) 7 (42) SFRS(I) 7 (IG37-40)

Changes in financial risk management/exposure from the previous period

11. An entity needs to disclose if there are changes in the following from the previous period: SFRS(I) 7 (33)

    (a) the exposures to risk and how they arise;
    (b) the entity's objectives, policies and processes for managing the risk and the methods used to measure the risk.

    For instance, if there has been a change in the entity's hedging policy, this should be disclosed accordingly.

42. Financial risk management (continued)

(a) Market risk (continued)

(ii) Equity price risk

The Group is exposed to equity securities price risk arising from the investments held by the Group which are classified either as financial assets, at FVOCI or at FVPL. These securities are listed in Singapore and the United States. To manage its price risk arising from investments in equity securities, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Group. SFRS(I) 7 (33(a), (b))

If prices for equity securities listed in Singapore and the United States had changed by 12% (2024: 15%) and 10% (2024: 14%) respectively with all other variables including tax rate being held constant, the effects on profit after tax and other comprehensive income would have been: SFRS(I) 7 (40, B25-28)

	Increase/(Decrease)[1]			
	31 December 2025		31 December 2024	
	Profit after tax	**Other comprehensive income**	Profit after tax	Other comprehensive income
	$'000	**$'000**	$'000	$'000
Group				
Listed in Singapore				
- increased by	**840**	**189**	1,296	903
- decreased by	**(840)**	**(189)**	(1,296)	(903)
Listed in the United States				
- increased by	**335**	**229**	367	235
- decreased by	**(335)**	**(229)**	(367)	(235)
Company				
Listed in Singapore				
- increased by	**-**	**161**	-	168
- decreased by	**-**	**(161)**	-	(168)

42. Financial risk management (continued)

(a) Market risk (continued)

(iii) Cash flow and fair value interest rate risk

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. As the Group has no significant interest-bearing assets, the Group's income is substantially independent of changes in market interest rates. SFRS(I) 7 (33(a))

The Group's policy is to maintain 80 – 90% of its borrowings in fixed-rate instruments. The Group's exposure to cash flow interest rate risks arises mainly from non-current variable-rate borrowings. The Company's exposure to cash flow interest rate risks arises mainly from non-current borrowings and loans to subsidiaries at variable rates. The Group manages these cash flow interest rate risks using floating-to-fixed interest rate swaps. SFRS(I) 7 (33(b))

The Group enters into interest rate swaps with the same critical terms as the hedged item, such as reference rate, reset dates, payment dates, maturities and notional amount. The Group does not hedge 100% of its loans, therefore the hedged item is identified as a proportion of the outstanding amount of the borrowings. The Group establishes the hedging ratio by matching the notional of interest rate swap with the principal of borrowings being hedged. As all critical terms matched during the year, the economic relationship was 100% effective. SFRS(I) 7 (22A, 22B)

Hedge effectiveness

Hedge effectiveness is determined at the inception of the hedging relationship, and through periodic prospective effective assessments to ensure that an economic relationship exists between the hedged item and hedging instrument.

The Group enters into hedge relationships where the critical terms of the hedging instrument match exactly with the terms of the hedged item, and so a qualitative assessment of effectiveness is performed. If changes in circumstances affect the terms of the hedged item such that the critical terms no longer match exactly with the critical terms of the hedging instrument, the Group uses the hypothetical derivative method to assess effectiveness. Hedge ineffectiveness have occurred due to changes in the critical terms of either the interest rate swaps or the borrowings. SFRS(I) 7 (22B(b), (c))

Notes

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42. Financial risk management (continued)

(a) Market risk (continued)

(iii) Cash flow and fair value interest rate risk (continued)

The Group's and the Company's borrowings at variable rates on which effective hedges have not been entered into are denominated mainly in SGD. If the SGD interest rates had been higher/lower by 0.50% (2024: 0.50%) with all other variables including tax rate being held constant, the profit after tax would have been lower/higher by $185,000 (2024: $230,000) as a result of higher/lower interest expense on these borrowings. Other comprehensive income would have been higher/lower by $97,000 (2024: $152,000) mainly as a result of higher/lower fair value of interest rate swaps designated as cash flow hedges of variable rate borrowings. SFRS(I) 7 (40)

Guidance notes

Financial risk management – price risk

Sensitivity analysis for equity price risk – unquoted equity investments

1. Sensitivity analysis for equity price risk is applicable even if the equity investment is not quoted.

Tariff changes and impact

2. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

Notes

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42. Financial risk management (continued)

(b) Credit risk[1,2] SFRS(I) 7 (33(a), (b))

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group adopts the policy of dealing only with: SFRS(I) 7 (35B(a))

- customers of appropriate credit standing and history, and obtaining sufficient collateral or buying credit insurance where appropriate to mitigate credit risk; and
- high credit quality counterparties of at least an ‘A’ rating by external credit rating companies.

Credit exposure to an individual counterparty is restricted by credit limits that are approved by the Head of Credit Control based on ongoing credit evaluation. The counterparty’s payment pattern and credit exposure are continuously monitored at the entity level by the respective management and at the Group level by the Head of Credit Control.

Sales to retail customers are required to be settled in cash or using major credit cards, mitigating credit risk. There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

For derivative financial instruments, management has established limits so that, at any time, less than 10% of the fair value of favourable contracts outstanding are with any individual counterparty.

The credit ratings of the investments are monitored for credit deterioration.

For lease receivables, management has performed credit evaluation before entering into the sublease of the office space to the tenant. The Group adopts the policy of dealing only with reputable companies with high credit quality.

As the Group and the Company do not hold collateral[3,4], the maximum exposure to credit risk to each class of financial instruments is the carrying amount of that class of financial instruments presented on the balance sheet, except as follows: SFRS(I) 7 (35K(a),36)

	Company 31 December	
	2025	2024
	$’000	$’000
Corporate guarantees provided to banks on subsidiaries’ loans	**16,000**	16,000

Notes

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42. Financial risk management (continued)

(b) Credit risk (continued)

The movements in credit loss allowance are as follows:

Group	Trade receivables $'000	Contract assets $'000	Other investments at amortised cost Stage 1 $'000	Other investments at amortised cost Stage 2 $'000	Other investments at amortised cost Stage 3 $'000	Debt instruments at FVOCI Stage 1 $'000	Total $'000	Reference
2025								
Balance at 1 January 2025	735	29	30	-	-	8	802	
Transfer to Stage 2	-	-	(15)	15	-	-	-	SFRS(I) 7
Transfer to Stage 3	-	-	(5)	-	5	-	-	(35I)(d)
Loss allowance recognised in profit or loss during the year on:								
- Asset acquired/originated	1,037	41	52	-	-	5	1,135	SFRS(I) 7 (35I(a))
- Reversal of unutilised amount	(647)	(31)	-	-	-	(8)	(686)	
- Changes in credit risk	-	-	-	286	115	-	401	
	390	10	52	286	115	(3)	850	
Written off#	(231)	-	-	-	(30)	-	(261)	SFRS(I) 7 (35I)(c)
Balance at 31 December 2025	894	39	62	301	90	5	1,391	
2024								
Balance at 1 January 2024	733	24	7	-	-	*	764	
Loss allowance recognised in profit or loss during the year on:								
- Asset acquired/originated	745	29	2	-	-	-	776	SFRS(I) 7 (35I(a))
- Reversal of unutilised amount	(515)	(24)	(2)	-	-	-	(541)	
- Changes in credit risk	-	-	23	-	-	8	31	
	230	5	23	-	-	8	266	
Written off#	(228)	-	-	-	-	-	(228)	SFRS(I) 7 (35I)(c)
Balance at 31 December 2024	735	29	30	-	-	8	802	

* Amount less than $1,000 SFRS(I) 7 (35L)

\# Trade receivables with a contractual amount of $150,000 (2024: $180,000) written off during the period are still subject to enforcement activities.

Notes

42. Financial risk management (continued)

(b) Credit risk (continued)

Company	Trade receivables $'000	Reference
2025		
Balances at 1 January 2025	266	
Loss allowance recognised in profit or loss during the year on:		
- Asset acquired/originated	321	SFRS(I) 7 (35I(a),(c))
- Reversal of unutilised amount	(290)	
	31	
Balances at 31 December 2025	297	
2024		
Balance at 1 January 2024	311	
Loss allowance recognised in profit or loss during the year on:		
- Asset acquired/originated	266	SFRS(I) 7 (35I(a),(c))
- Reversal of unutilised amount	(311)	
	(45)	
Balance at 31 December 2024	266	

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42. Financial risk management (continued)

(b) Credit risk (continued)

(i) Trade receivables and contract assets

The Group uses a provision matrix to measure the lifetime expected credit loss allowance for trade receivables and contract assets. SFRS(I) 9 (B5.5.35)

In measuring the expected credit losses, trade receivables and contract assets are grouped based on shared credit risk characteristics and days past due. The contract assets relate to unbilled work in progress, which have substantially the same risk characteristics as the trade receivables for the same type of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets. SFRS(I) 7 (35F(c))

In calculating the expected credit loss rates, the Group considers historical loss rates for each category of customers and adjusts to reflect current and forward-looking macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the gross domestic product (GDP) and the unemployment rate of the countries in which it sells goods and services to be the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors. SFRS(I) 7 (35G)

Trade receivables and contract assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Group. The Group considers a financial asset as default if the counterparty fails to make contractual payments within 90 days when they fall due, and writes off the financial asset when a debtor fails to make contractual payments greater than 120 days past due. Where receivables are written off, the Company continues to engage in enforcement activity to attempt to recover the receivables due. Where recoveries are made, these are recognised in profit or loss. SFRS(I) 7 (35F(b)) SFRS(I) 7 (35F(e))
As at 31 December 2025, management has identified a group of debtors from wholesale of furniture and electronic equipment to be credit impaired as they experienced significant financial difficulties. Hence, management has assessed the recoverability of the outstanding balances separately from the provision matrix above. SFRS(I) 7 (35M(b)(iii))

Group	**2025**
	$'000
Gross carrying amount	**128**
Less: loss allowance	**(128)**
Carrying amount net of allowance	**-**

Notes

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42. Financial risk management (continued)

(b) Credit risk (continued)

(i) Trade receivables and contract assets (continued)

The Group's and the Company's credit risk exposure[5,6] in relation to trade receivables and contract assets under SFRS(I) 9 as at 31 December 2025 are set out in the provision matrix as follows:

SFRS(I) 7 (35M(b)(iii), 35N)

SFRS(I) 7 (35N) SFRS(I) 7 (IG20D)

		Past due				
Group	**Current** $'000	**Within 30 days** $'000	**30 to 60 days** $'000	**60 to 90 days** $'000	**More than 90 days** $'000	**Total** $'000
Wholesale of furniture and electronic equipment						
Expected loss rate	0.53%	2.27%	6.34%	14.64%	16.53%	
Trade receivables	3,918	2,226	1,308	1,194	247	8,893
Loss allowance	21	51	83	175	41	371
Construction of specialised equipment						
Expected loss rate	1.31%	2.32%	4.70%	8.20%	15.10%	
Contract assets	2,978	-	-	-	-	2,978
Trade receivables	2,677	2,279	1,452	893	517	7,818
Loss allowance	74	53	68	73	78	346
Logistics services						
Expected loss rate	2.40%	4.70%	7.12%	11.00%	15.00%	
Trade receivables	862	478	311	110	72	1,833
Loss allowance	21	22	22	12	11	88
Company						
Wholesale of furniture and electronic equipment						
Expected loss rate	0.70%	2.10%	4.80%	9.20%	12.40%	
Trade receivables	1,117	1,649	1,447	1,291	533	6,037
Loss allowance	8	35	69	119	66	297

42. Financial risk management (continued)

(b) Credit risk (continued)

(i) Trade receivables and contract assets (continued)

The Group's and the Company's credit risk exposure[5] in relation to trade receivables and contract assets under SFRS(I) 9 as at 31 December 2024 are set out in the provision matrix as follows: SFRS(I) 7 (35M(b)(iii) 35N)

SFRS(I) 7 (35N)
SFRS(I) 7 (IG20D)

		← Past due			→	
Group	**Current** $'000	**Within 30 days** $'000	**30 to 60 days** $'000	**60 to 90 days** $'000	**More than 90 days** $'000	**Total** $'000
Wholesale of furniture and electronic equipment						
Expected loss rate	0.30%	2.00%	6.00%	15.00%	16.96%	
Trade receivables	12,942	2,015	1,351	1,356	678	18,342
Loss allowance	39	40	81	203	115	478
Construction of specialised equipment						
Expected loss rate	1.15%	2.00%	4.00%	6.00%	12.00%	
Contract assets	2,500	-	-	-	-	2,500
Trade receivables	2,352	1,850	1,023	689	356	6,270
Loss allowance	56	37	41	41	43	218
Logistics services						
Expected loss rate	2.30%	4.60%	6.90%	10.40%	15.00%	
Trade receivables	687	417	315	102	-	1,521
Loss allowance	16	19	22	11	-	68
Company						
Wholesale of furniture and electronic equipment						
Expected loss rate	0.40%	1.50%	4.50%	8.50%	10.80%	
Trade receivables	1,270	1,524	1,372	1,029	824	6,019
Loss allowance	5	23	62	87	89	266

(ii) Lease receivables SFRS(I) 7 (35F)

Lease receivables of $10,511,000 (2024: $7,544,000) are subject to immaterial credit loss as the Group entered into lease arrangements with reputable companies with high credit ratings and there is no history of default.

Notes

42. Financial risk management (continued)

(b) Credit risk (continued)

(iii) Debt instruments at FVOCI and other investments at amortised cost[7]

SFRS(I) 7 (35F(a)(i))

Debt instruments at FVOCI and other investments at amortised cost amounting to $530,000 (2024: $4,102,000) and $1,500,000 (2024: $783,000) respectively are considered as "low credit risk" because:

- Listed notes are of investment grade credit rating with at least one major rating agency.
- Unlisted notes have low risk of default as the issuer has a strong capacity to meet the contractual cash flow obligations in the near term.

Hence, the loss allowance recognised on these assets are measured at the 12-month expected credit losses.

Credit risk exposure and significant credit risk concentration

SFRS(I) 7 (35M,35N)

The Group and Company uses the following categories of internal credit risk rating for its investment in unlisted notes. The internal credit ratings have been mapped to external credit ratings determined by credit rating agencies such as Standard & Poor, Moody's and Fitch, so as to determine the appropriate expected credit loss rates.

SFRS(I) 7 (35F(b), (d), (e), 35G(a))

Category of internal credit rating	Performing	Under-performing	Non-performing	Write-off
Definition of category	Issuers have a low risk of default and a strong capacity to meet contractual cash flows	Issuers for which there is a significant increase in credit risk; significant increase in credit risk is presumed if interest and/or principal repayments are 30 days past due	Interest and/or principal payments are 90 days past due	Interest and/or principal repayments are 120 days past due and there is no reasonable expectation of recovery
Basis of recognition of expected credit loss	12-month expected credit losses (Stage 1)	Lifetime expected credit losses (Stage 2)	Lifetime expected credit losses (Stage 3)	Asset is written off

Notes

42. Financial risk management (continued)

(b) Credit risk (continued)

(iii) Debt instruments at FVOCI and other investments at amortised cost (continued)

SFRS(I) 7 (35M)

The gross carrying amount of debt instruments at FVOCI and other investments at amortised cost by credit rating are disclosed in the table below:

Group	Debt instruments at FVOCI	←	Other investments at amortised cost	→
2025				
Credit rating	Stage 1	Stage 1	Stage 2	Stage 3
	$'000	$'000	$'000	$'000
AAA	530	-	-	-
AA	-	1,500	-	-
BB	-	-	982	-
B	-	-	821	-
D	-	-	-	647
Total	530	1,500	1,803	647

Group	Debt instruments at FVOCI	←	Other investments at amortised cost	→
2024				
Credit rating	Stage 1	Stage 1	Stage 2	Stage 3
	$'000	$'000	$'000	$'000
AAA	4,102	-	-	-
AA	-	783	-	-
A	-	1,650	-	-
Total	4,102	2,433	-	-

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42. Financial risk management (continued)

(b) Credit risk (continued)

(iv) Cash and bank balances

The Group and the Company held cash and bank balances of $94,777,000 and $19,346,000 respectively (2024: $31,170,000 and $17,278,000) with banks which are rated AAA and AA+ based on Standard & Poor and are considered to have low credit risk. The cash balances are measured on 12-month expected credit losses and subject to immaterial credit loss.

(v) Loan to associates

The Group monitors the credit risk of the associates based on past due information to assess if there is any significant increase in credit risk. The associates have made interest payments on a timely basis and considered to have low risk of default. The loan balances of $2,456,000 (2024: $1,440,000) are measured on 12-month expected credit losses. The credit loss is immaterial. SFRS(I) 7 (35F)

(vi) Loan to subsidiaries

The Company has assessed that its subsidiaries have strong financial capacity to meet the contractual obligation of $4,693,000 (2024: $3,032,000) and considered to have low credit risk. The loans are measured on 12-month expected credit losses and subject to immaterial credit loss. SFRS(I) 7 (35F)

(vii) Financial guarantee contracts

The Company has issued financial guarantees to banks for borrowings of certain subsidiaries amounting to $16,000,000 (2024: $16,000,000), which includes the undrawn portion of $2,000,000 as at 31 December 2025 (2024: $2,000,000). These guarantees are subject to the impairment requirements of SFRS(I) 9. The Company has assessed that its subsidiaries have strong financial capacity to meet the contractual cash flow obligations in the near future and hence, does not expect significant credit losses arising from these guarantees. SFRS(I) 7 (35F)

Guidance notes

Financial risk management – credit risk

Class versus category of financial instrument

1. An entity is required to make certain credit risk disclosures by class of financial instruments. A 'class' of financial instruments is not the same as a 'category' of financial instruments. SFRS(I) 7(6)

   Categories are defined in SFRS(I) 9 as:
   (a) financial assets, at FVPL
   (b) financial liabilities at FVPL
   (c) financial assets, at amortised cost
   (d) financial liabilities, at amortised cost
   (e) financial assets, at FVOCI

   Classes are expected to be determined at a level that is lower than the categories in SFRS(I) 9, and reconciled to the balance sheet as required under SFRS(I) 7 paragraph 6. However, the level of detail for each class shall be determined on an entity-specific basis. Items are treated as one class when they share similar characteristics.

Level of detail and selection of assumptions – information through the eyes of management

SFRS(I) 7 (35D)

2. The disclosures in relation to the financial risk management of an entity should reflect the information provided internally to key management personnel. As such, the disclosures that will be provided by an entity, their level of detail and the underlying assumptions used will vary greatly from entity to entity. The disclosures in these illustrative financial statements are only one example of the kind of information that may be disclosed. Entities should consider carefully what may be appropriate in its individual circumstances when drafting these disclosures.

Collateral and other credit enhancements

SFRS(I) 7 (35K(b))

3. An entity shall disclose by class of financial instrument a description of collateral held as security and of other credit enhancements, and their financial effect (e.g., a quantification of the extent to which collateral and other credit enhancements mitigate credit risk) in respect of the amount that best represents the maximum exposure to credit.

Guidance notes

Financial risk management – credit risk (continued)

Collateral and other credit enhancements (continued)

When an entity holds collateral against a financial asset, the maximum exposure to credit risk in respect of that financial asset is likely to be lower than the carrying amount.

When an entity obtains financial or non-financial assets during the period by taking possession of collateral it holds as security or calling on other credit enhancements, and such assets meet the recognition criteria in other Standards, the following disclosure for such assets held at the reporting date can be considered: SFRS(I) 7 (38)

"As at xxx, the Group obtained assets by taking possession of collateral held as security as follows:

Nature of assets	Carrying amount ($'000)
Inventories	50
Property, plant and equipment	1,350

Repossessed items are sold as soon as practicable, with the proceeds used to reduce outstanding receivables. They are presented within "other current assets" on the balance sheet."

4. If the entity holds collateral (of financial or non-financial assets) which can be sold or repledged, it shall disclose the fair value of collateral held, the fair value of collateral sold or repledged and whether the entity has the obligation to return it, and the terms and conditions associated with its use of the collateral. SFRS(I) 7 (15)

Credit risk exposure and significant credit risk concentrations

5. An entity is required to disclose, by credit risk rating grades, the gross carrying amounts of financial assets and the exposure to credit risk of loan commitments and financial guarantee contracts. Entities which elect the practical expedient under paragraph 5.5.15 of SFRS(I) 9 to measure the loss allowance of trade receivables, contract assets or lease receivables using a provision matrix may provide the above disclosure based on the provision matrix. SFRS(I) 7 (35N)

6. The number of credit risk rating grades used to disclose the information in guidance note 5 above shall be consistent with the number that the entity uses to report internally to key management personnel for internal credit risk management purposes. However, if information about credit risk rating grades is not available without undue cost or effort and an entity uses past due information to assess whether credit risk has increased significantly since initial recognition, an entity shall provide an analysis by past due status for those financial assets. SFRS(I) 7 (IG20C)

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Guidance notes

Financial risk management – credit risk (continued)

SFRS(I) 7 (35N), SFRS(I) 1-1 (125, 129)

Disclosure of key assumptions and sensitivity analysis

7. The determination of expected credit loss may involve the use of probability weighted scenarios or assumptions of future uncertainties. To provide a clear understanding on the inputs, assumptions and estimation techniques used in determining expected credit loss, entities might disclose how the future uncertainties are incorporated in the inputs used such as the scenarios, probability weight assigned to each scenario, probabilities of default, loss given default and forward looking information. Disclosures on the sensitivity of carrying amounts to the methods, assumptions and estimates, including the reasons for the sensitivity shall be made if the uncertainties have a significant risk of resulting in a material adjustment within the next financial year.

Disclosures not illustrated

8. The following have not been illustrated in this publication.

Item	Relevant disclosure requirements
Financial assets with modifications to their contractual cash flows.	SFRS(I) 7 paragraphs 35F(f), 35I(b) and 35J
Purchased or originated financial assets, which are credit impaired.	SFRS(I) 7 paragraphs 35H(c) and 35I

Tariff changes and impact

9. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

42. Financial risk management (continued)

(c) Liquidity risk

Prudent liquidity risk management includes maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities (Note 31(c)) to meet obligations when due and the ability to close out market positions at a short notice. At the balance sheet date, assets held by the Group and the Company for managing liquidity risk included cash and short-term deposits as disclosed in Note 13. SFRS(I) 7 (33, 39(c), B11E)

As disclosed in note 30(a), the group has entered into a supplier finance arrangement with a finance provider on 1 January 2023 which ends on 31 December 2026. This has improved the group's working capital. The finance provider is in good financial condition and the group has no significant concentration of liquidity risk with this finance provider.

Management monitors rolling forecasts of the liquidity reserve (comprises undrawn borrowing facility (Note 31(c)) and cash and bank balances (Note 13)) of the Group and the Company on the basis of expected cash flows. This is generally carried out at local level in the operating companies of the Group in accordance with the practice and limits set by the Group. These limits vary by location to take into account the liquidity of the market in which the entity operates. In addition, the Group's liquidity management policy involves projecting cash flows in major currencies and considering the level of liquid assets necessary to meet these obligations, monitoring liquidity ratios and maintaining debt financing plans.

The table below analyses non-derivative financial liabilities of the Group and the Company into relevant maturity groupings based on the remaining period from the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows[1]. Balances due within 12 months equal their carrying amounts as the impact of discounting is not significant. SFRS(I) 7 (39(a), (b), B11D)

42. **Financial risk management** (continued)

(c) Liquidity risk (continued)

	Less than 1 year[7] $'000	Between 1 and 2 years[7] $'000	Between 2 and 5 years[7] $'000	Over 5 years[7] $'000	
Group					
At 31 December 2025					
Trade and other payables	(17,090)	(500)	-	-	
Payables under supplier finance arrangement	(520)	-	-	-	
Lease liabilities	(13,145)	(13,350)	(18,551)	(1,200)	SFRS(I) 16 (58)
Borrowings (excluding lease liabilities)	(15,418)	(57,915)	(56,085)	-	
At 31 December 2024					
Trade and other payables	(15,203)	(350)	-	-	
Payables under supplier finance arrangement	(340)	-	-	-	
Lease liabilities	(16,302)	(12,523)	(20,391)	(2,100)	SFRS(I) 16 (58)
Borrowings (excluding lease liabilities)	(14,028)	(9,967)	(96,361)	(10,543)	

Notes

42. Financial risk management (continued)

(c) Liquidity risk (continued)

	Less than 1 year[7]	Between 1 and 2 years[7]	Between 2 and 5 years[7]	Over 5 years[7]	
	$'000	$'000	$'000	$'000	
Company					
At 31 December 2025					
Trade and other payables	(951)	-	-	-	
Borrowings	(8,682)	(56,950)	(33,900)	-	
Financial guarantee contracts	(16,000)	-	-	-	SFRS(I) 7 (B11C(c))
At 31 December 2024					
Trade and other payables	(848)	-	-	-	
Borrowings	(6,377)	(4,450)	(84,450)	-	
Financial guarantee contracts	(16,000)	-	-	-	SFRS(I) 7 (B11C(c))

The Group intends to repay $1,200,000 in the first quarter of 2026 for borrowings that are contractually repayable between two to five years[6]. SFRS(I) 7 (B10A(a))

The table below analyses the derivative financial instruments of the Group and the Company for which contractual maturities are essential for an understanding of the timing of the cash flows into relevant maturity groupings based on the remaining period from the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. SFRS(I) 7 (39(b))

42. Financial risk management (continued)

(c) Liquidity risk (continued)

Group	Less than 1 year[7] $'000	Between 1 and 2 years[7] $'000	Between 2 and 5 years[7] $'000	Over 5 years[7] $'000
At 31 December 2025				
Net-settled interest rate swaps – cash flow hedges[5]				
- Net cash outflows	300	1,200	-	-
At 31 December 2024				
Gross-settled currency forwards – cash flow hedges				
- Receipts	9,234			
- Payments	10,000	-	-	-

The table below analyses the cash flows of derivative financial instruments that are not essential for an understanding of the timing of the cash flows. The cash flows of the instruments are grouped into relevant maturity groupings based on the expected settlement date of the cash flows from the balance sheet date. SFRS(I) 7 (39)(b)

Group	Less than 1 year[7]	Between 1 and 2 years[7]	Between 2 and 5 years[7]	Over 5 years[7]
At 31 December 2025				
Net settled currency forwards				
- Held for trading	(2,079)	-	-	-
At 31 December 2024				
Net settled currency forwards				
- Held for trading	(610)	-	-	-

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Guidance notes

Financial risk management – liquidity risk

Contractual undiscounted cash flows

1. Irrespective of whether they are reported to key management, a maturity analysis should be disclosed for: SFRS(I) 7 (39(a), (b))

   (a) the non-derivative financial liabilities (including issued financial guarantee contracts) that show the remaining contractual maturities; and

   (b) derivative financial liabilities that include the remaining contractual maturities for those derivative financial liabilities for which contractual maturities are essential for an understanding of the timing of the cash flows.

   For derivative financial liabilities, it is judgemental as to whether the remaining contractual maturities would be essential for an understanding of the timing of the cash flows. SFRS(I) 7 specifies that contractual maturities would be essential in the following situations: SFRS(I) 7 (B11B)

   (a) an interest rate swap with a remaining maturity of five years in a cash flow hedge of a variable rate financial asset or liability; and

   (b) all loan commitments.

   It should be noted that some derivatives may entail a series of periodic payments, and some of these payments may be due within 12 months, although the entire derivative may be classified as non-current on the balance sheet as the final maturity of the derivative instrument exceeds 12 months.

2. The amounts disclosed in the maturity analysis are contractual undiscounted cash flows of **financial liabilities only**, e.g.: SFRS(I) 7 (B11D)

   (a) gross lease liabilities (before deducting finance charges);

   (b) prices specified in forward agreements to purchase financial assets for cash;

   (c) net amounts for pay-floating/receive-fixed (or vice versa) interest rate swaps for which net cash flows are exchanged;

   (d) contractual amounts to be exchanged in a derivative financial instrument (e.g., a currency swap) for which gross cash flows are exchanged; and

   (e) gross loan commitments.

3. Contractual cash flows are **undiscounted** and therefore differ from the carrying amount on the balance sheet by the amount of interest accruing between the balance sheet date and the maturity date. This difference is not expected to be material for balances due within 12 months given the short period of interest accrual. **Entities can choose to add a column with the carrying amount that ties into the balance sheet and a reconciling amount column if they so wish, but this is not mandatory**.

Guidance notes

Financial risk management – liquidity risk (continued)

Contractual undiscounted cash flows (continued)

4. All financial liabilities must be included in the maturity analysis. The analysis should generally be based on contractual maturities. However, for derivative financial liabilities the standard provides entities with a choice to base the maturity grouping on expected rather than contractual maturities, provided the contractual maturities are not essential for an understanding of the timing of the cash flows. SFRS(I) 7 (B11B)

Variable amount payable

5. When the amount payable is not fixed, the amount disclosed is determined by reference to the conditions existing at the reporting date. For example, when the amount payable varies with changes in an index, the amount disclosed may be based on the level of the index at the reporting date. SFRS(I) 7 (B11D)

Expected maturity dates

6. An entity should disclose summary quantitative data about its exposure to liquidity risk based on the information provided internally to key management personnel. If the outflows of cash (or another financial asset) included in that data could occur significantly earlier than indicated in the data or be significantly different in the data disclosed above, the entity should state this fact and provide quantitative information that enables this risk to be assessed. SFRS(I) 7 (B10A)

Time buckets

7. In preparing the maturity analysis, an entity uses its judgement to determine an appropriate number of time buckets. SFRS(I) 7 prescribes that: SFRS(I) 7 (B11, B11C)

   (a) When a counterparty has a choice of when an amount is to be paid, the liability is included on the basis of the earliest date on which the reporting entity can be required to pay.

   (b) When an entity is committed to make amounts available in instalments, each instalment is allocated to the earliest period in which the entity can be required to pay.

   (c) For issued financial guarantee contracts, the maximum amount of the guarantee is allocated to the earliest period in which the guarantee can be called.

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42. Financial risk management (continued)

(d) Capital risk

The Group's objectives when managing capital[3] are to safeguard the Group's ability to continue as a going concern and to maintain an optimal capital structure so as to maximise shareholder value. In order to maintain or achieve an optimal capital structure, the Group may adjust the amount of dividend payments, return capital to shareholders, issue new shares, buy back issued shares, obtain new borrowings or sell assets to reduce borrowings. SFRS(I) 1-1 (134 – 136)

Management monitors capital based on a gearing ratio[1]. The Group and the Company are also required under the terms of its major borrowing facilities to maintain a gearing ratio of not exceeding 70% (2024: 70%). The Group's and the Company's strategies, which were unchanged from 2024, are to maintain gearing ratios within 20% to 50% and 50% to 70% respectively.

The gearing ratio is calculated as net debt divided by total capital. Net debt is calculated as borrowings plus trade and other payables less cash and bank balances. Total capital is calculated as total equity plus net debt.

	Group		Company	
	31 December		31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Net debt	**66,390**	128,295	**62,421**	63,996
Total equity	**208,786**	166,154	**59,772**	44,915
Total capital	**275,176**	294,449	**122,193**	108,911
Gearing ratio	**24%**	44%	**51%**	59%

The Group and the Company are in compliance with all externally imposed capital requirements[2] for the financial years ended 31 December 2025 and 2024. SFRS(I) 1-1 (135(d))

Notes

Guidance notes

Financial risk management – Capital risk

1. This publication illustrates the capital risk disclosure for a reporting entity that monitors its capital using a gearing ratio. Other entities may use different and/or more complex methods to monitor capital. An entity decides, in the light of its circumstances, which measures are more suitable to monitor its capital and how much detail it should disclose. For instance, some entities may monitor capital based on Return on Capital Employed, Economic Value Added, or dividend payout ratio. SFRS(I) 1-1 IG10

2. An entity may be subject to a number of different capital requirements. For example, a conglomerate may include entities that undertake insurance activities and banking activities and those entities may also operate in several jurisdictions. When an aggregate disclosure will not provide useful information, the entity shall disclose separate information for each capital requirement to which the entity is subject. SFRS(I) 1-1 (136)

3. The word "capital" denotes the company's overall funding; it does not mean "equity capital". Entities must describe what they manage as capital based on the type of information that is provided internally to the key management personnel. SFRS(I) 1-1 (135)

4. An entity is required to disclose any changes from the previous period relating to: SFRS(I) 1-1 (135(c))

   (a) qualitative information about its objectives, policies and process for managing capital; and

   (b) summary quantitative data about what it manages as capital.

42. Financial risk management (continued)

(e) Fair value measurements

The table below presents assets and liabilities recognised and 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); SFRS(I) 13 (76)

(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 SFRS(I) 13 (81)

(c) inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3). SFRS(I) 13 (86)

Fair value measurement disclosure of other assets that are recognised or measured at fair value, can be found at Note 11, Note 25 and Note 26.

SFRS(I) 13 (93(b))

Group	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
31 December 2025				
Assets				
Financial assets, at FVPL	11,800	600	2,350	14,750
Derivative financial instruments	-	2,798	158	2,956
Financial assets, at FVOCI	4,200	-	525	4,725
Liabilities				
Contingent consideration payable	-	-	500	500
Derivative financial instruments	-	3,090	-	3,090

Notes

42. Financial risk management (continued)

(e) Fair value measurements (continued)

SFRS(I) 13 (93(b))

Group	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
31 December 2024				
Assets				
Financial assets, at FVPL	11,300	-	2,300	13,600
Derivative financial instruments	-	2,045	117	2,162
Financial assets, at FVOCI	9,358	-	4,094	13,452
Liabilities				
Contingent consideration payable	-	-	350	350
Derivative financial instruments	-	1,376	-	1,376

Company	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
31 December 2025				
Assets				
Derivatives financial instruments	-	150	-	150
Financial assets, at FVOCI	1,615	-	-	1,615
31 December 2024				
Assets				
Derivatives financial instruments	-	211	-	211
Financial assets, at FVOCI	1,600	-	-	1,600

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy level as at the end of the reporting period. SFRS(I) 13 (95)

There were no transfers between Levels 1 and 2 during the year. SFRS(I) 13 (93(c))

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in Level 1. SFRS(I) 13 (91(a), (93(d))

42. Financial risk management (continued)

(e) Fair value measurements (continued)

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each balance sheet date. Quoted market prices or dealer quotes for similar instruments are used to estimate fair value for long-term debt for disclosure purposes. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments. The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves. The fair value of forward foreign exchange contracts is determined using quoted forward currency rates at the balance sheet date. These investments are classified as Level 2 and comprise debt investments and derivative financial instruments. In infrequent circumstances, where a valuation technique for these instruments is based on significant unobservable inputs, such instruments are classified as Level 3. SFRS(I) 13 (93(d))

The fair values of current financial assets and liabilities carried at amortised cost approximate their carrying amounts. SFRS(I) 7 (29(a))

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42. **Financial risk management** (continued)

(e) Fair value measurements (continued)

The following table presents the changes in Level 3 instruments: SFRS(I) 13 (93(e))

2025	Interest rate swaps $'000	Unlisted debt instruments $'000	Mandatorily redeemable preference shares $'000	Contingent consideration payable $'000	
Beginning of financial year	117	4,094	2,300	(350)	
Purchases	-	500	-	-	SFRS (I) 13 (93(e)(iii))
Disposal	-	(4,633)	-	-	SFRS (I) 13 (93(e)(iii))
Fair value gain/(losses) recognised in					
- other comprehensive income (line item: fair value gains/losses – debt instruments)	-	564	-	-	SFRS (I) 13 (93(e)(ii))
- profit or loss (line item: other gains and losses)	41	-	50	(150)	SFRS (I) 13 (93(e)(i))
End of financial year	158	525	2,350	(500)	
Total unrealised gains/(losses) for the period included in profit or loss for assets and liabilities held at the end of the financial year[(a)]	20	-	50	(150)	SFRS(I) 13 (93(f))

Notes

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42. Financial risk management (continued)

(e) Fair value measurements (continued)

2024	Interest rate swaps $'000	Unlisted debt instruments $'000	Mandatorily redeemable preference shares $'000	Contingent consideration payable $'000	
Beginning of financial year	41	4,237	1,110	(350)	
Transfer from level 2	70	-	-	-	SFRS(I) 13 (93(e)(iv))
Fair value (losses)/gains recognised in					
- other comprehensive income (line item: fair value losses – debt instruments)	-	(143)	-	-	SFRS (I) 13 (93(e)(ii))
- profit or loss (line item: other gains and losses)	6	-	1,190	-	SFRS (I) 13 (93(e)(i))
End of financial year	117	4,094	2,300	(350)	
Total unrealised gains recognised in profit or loss for assets and liabilities held at the end of the financial year[(a)]	4	-	1,190	-	SFRS(I) 13 (93(f))

[(a)] The unrealised gains/losses are presented in "other gains/losses" in the statement of comprehensive income.

Notes

42. Financial risk management (continued)

(e) Fair value measurements (continued)

Valuation techniques and inputs used in Level 3 fair value measurements

SFRS(I) 13 (93(d), 99)

Description	Fair value at 31 December 2025 ($'000)	Unobservable inputs[a]	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Interest rate swaps	158 (2024: 117)	Credit default rate	24% (2024: 25%)	The higher the credit default rate, the lower the fair value.
Unlisted debt instruments	525 (2024: 4,094)	Credit default rate	14% (2024: 15%)	The higher the credit default rate, the lower the fair value.
		Risk-adjusted discount rate	10% - 11% (2024: 9% – 11%)	The higher the discount rate, the lower the fair value.
Mandatorily redeemable preference shares	2,350 (2024: 2,300)	Risk-adjusted discount rate	9 % - 12% (2024: 10% – 13%)	The higher the discount rate, the lower the fair value.
Contingent consideration payable	500 (2024: 350)	Risk-adjusted discount rate	13% (2024: 14%)	The higher the discount rate, the lower the fair value.
		Estimated cumulative net profit	$5,250,000 to $6,500,000 (2024: $5,000,000 to $6,250,000)	The higher the estimated cumulative net profit, the higher the fair value.

[a] There were no significant inter-relationships between unobservable inputs.

The Level 3 financial instruments were valued using discounted cash flow analysis.

There were no transfers between Levels 2 and 3 during the year. During the financial year ended 31 December 2024, the Group transferred a forward foreign exchange contract from Level 2 to Level 3. The counterparty encountered significant financial difficulties, which resulted in an increase in the credit risk specific to the counterparty.

SFRS(I) 13 (93(e)(iv))

Notes

Guidance notes

Financial risk management – Fair value measurements

Classes of assets and liabilities

1. The disclosures in SFRS(I) 13 must be made separately for each class of assets and liabilities. Entities shall determine appropriate classes of assets and liabilities by considering: SFRS(I) 13 (94)
   (a) the nature, characteristics and risks of the asset or liability, and
   (b) the level of the fair value hierarchy within which the fair value measurement is categorised.

2. A class of assets and liabilities will often require greater disaggregation than the line items presented in the balance sheet. The number of classes may also need to be greater for fair value measurements categorised within level 3 of the hierarchy, as those measurements have a greater degree of uncertainty and subjectivity. Entities shall disclose sufficient information to allow a reconciliation back to the line items disclosed in the balance sheet. SFRS(I) 13 (94)

Sensitivity analysis

3. For fair value measurements in Level 3, if changing one or more of the unobservable inputs to reflect reasonably possible alternative assumptions would change fair value significantly, that fact shall be stated and the effect of these changes disclosed. Significance shall be judged with respect to profit or loss, total assets or liabilities or total equity. SFRS(I) 13 (93(h)(ii))

Equity instruments categorised within Level 3 of fair value hierarchy

4. For fair value measurements categorised within Level 3 of the fair value hierarchy, quantitative information about the significant unobservable inputs used in the fair value measurement should be provided. An entity is not required to create quantitative information, to comply with this disclosure requirement, if quantitative unobservable inputs are not developed by the entity when measuring fair value (for example, when an entity uses prices from prior transactions or third-party pricing information without adjustment). However, when providing this disclosure, an entity cannot ignore quantitative unobservable inputs that are significant to the fair value measurement and are reasonably available to the entity. SFRS(I) 13 (93(d))

   This needs to be presented in addition to the sensitivity analysis.

5. A narrative description of the sensitivity of the fair value measurement to changes in unobservable inputs if a change in those inputs to a different amount might result in a significantly higher or lower fair value measurement. SFRS(I) 13 (93(h))

Guidance notes

Financial risk management – Fair value measurements (continued)

Equity instruments categorised within Level 3 of fair value hierarchy (continued)

6. If there are interrelationships between those inputs and other unobservable inputs used in the fair value measurement, a description of those interrelationships and of how they might magnify or mitigate the effect of changes in the unobservable inputs on the fair value measurement. SFRS(I) 13 (93(h)

7. An entity with material equity investments in that are categorised within Level 3 of the fair value hierarchy could use the following illustrative disclosure:

Description	Fair value at 31 Dec 2025	Valuation Technique	Unobservable inputs	Range of inputs	Reasonable possible shift +/- (absolute value)	Change in valuation +/-
Equity securities						
Singapore						
Consumer goods	[ ]	Comparable trading multiples	EBITDA multiple	[ ] – [ ] times	[ ] times	[ ] / [ ]
			Discount for lack of marketability	[ ]% - [ ]%	[ ]%	[ ] / [ ]
Financial Services	[ ]	Comparable trading multiples	EBITDA multiple	[ ] – [ ] times	[ ] times	[ ] / [ ]
			Discount for lack of marketability	[ ]% - [ ]%	[ ]%	[ ] / [ ]
[Industry]	[ ]	[Applicable valuation technique]	[Applicable input]	[ ] – [ ] times	[ ] times	[ ] / [ ]
			[Applicable input]	[ ]% - [ ]%	[ ]%	[ ] / [ ]

Financial instruments carried at other than fair value

8. An entity should disclose the fair value for each class of financial assets and financial liabilities (per SFRS(I) 7(6)) in a way that permits it to be compared with its carrying amount. Fair values do not need to be disclosed for the following: SFRS(I) 7 (25), (29)

   (a) when the carrying amount is a reasonable approximation of fair value for example, for financial instruments such as short-term trade receivables and payables;
   (b) a contract containing a discretionary participation feature (as described in SFRS(I) 17, 'Insurance contracts') if the fair value of that feature cannot be measured reliably; or
   (c) for lease liabilities.

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Guidance notes

Financial risk management – Fair value measurements (continued)

Financial instruments carried at other than fair value (continued)

9. A statement that the carrying amount of financial assets or financial liabilities is a reasonable approximation of their fair value should only be made if it can be substantiated. That is, entities must have made a formal assessment of the carrying amounts of their financial assets and liabilities in comparison to their fair values and documented this assessment. If the fair values are not a reasonable approximation of the carrying amounts, the fair values must be disclosed.

10. The information about the fair values can be provided either in a combined financial instruments note or in the individual notes. However, fair values should be separately disclosed for each class of financial instrument, which means that each line item in the table would have to be broken down into individual classes.

11. For each class of assets and liabilities not measured at fair value in the balance sheet but for which fair value is disclosed, an entity shall disclose the information required as follows: SFRS(I) 13 (97)

    (a) the level of the fair value hierarchy within the fair value measurements are categorised in their entirely level (Level 1, 2 or 3); SFRS(I) 13 (93(b))

    (b) for recurring and non-recurring fair value measurements categorised within Level 2 and Level 3 of the fair value hierarchy, a description of the valuation technique(s) and the inputs used in the fair value measurement. If there has been a change in valuation technique (e.g. changing from a market approach to an income approach or the use of an additional valuation technique), the entity shall disclose that change and the reason(s) for making it; and SFRS(I) 13 (93(d))

    (c) for recurring and non-recurring fair value measurements of non-financial assets, if the highest and best use differs from its current use, an entity shall disclose that fact and why the non-financial asset is being used in a manner that differs from its highest and best use. SFRS(I) 13 (93(i))

Tariff changes and impact

12. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

42. Financial risk management (continued)

(f) Financial instruments by category[1]

SFRS(I) 7 (8)

The carrying amount of the different categories of financial instruments are as follows:

	Group		Company	
	31 December		31 December	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Financial assets, at FVPL	**17,706**	15,762	**150**	211
Financial liabilities, at FVPL	**3,590**	1,726	**-**	-
Financial assets, at FVOCI	**4,725**	13,452	**1,615**	1,600
Financial assets, at amortised cost	**129,521**	68,983	**29,907**	26,231
Financial liabilities, at amortised cost[2]	**160,517**	158,615	**81,687**	81,174

Guidance notes

Financial assets and liabilities

1. Financial instruments arise from contractual rights or obligations that will or may be settled in cash or another financial instrument.

   It does not include assets and liabilities that are not settled through cash or another financial instrument, such as prepayments or deferred income. Financial instruments also exclude assets and liabilities arising from statutory rights and obligations such as income tax or value-added taxes payable to tax authorities.

Volume discount and refund liabilities classification

2. Volume discount and refund liabilities are considered as financial liabilities as they require payments to the customers. PwC Holdings Ltd has determined this to be the case.

   However, these should be excluded from financial liabilities if the arrangement is executory.

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42. Financial risk management (continued)

(g) Offsetting of financial assets and financial liabilities[1]

SFRS(I) 7 (13C)

The Group has the following financial instruments subject to enforceable master netting arrangements or other similar agreements as follows:

	Related amounts set off in the balance sheet			Related amounts not set off in the balance sheet[1]		
Group	Gross amounts – financial assets $'000	Gross amounts – financial liabilities $'000	Net amounts – presented in balance sheet $'000	Financial assets/ (liabilities) $'000	Financial collateral received $'000	Net amount $'000
At 31 December 2025						
Derivative financial assets	3,372	(416)	2,956	(622)	-	2,334
Trade receivables	8,114	(1,988)	6,126	-	-	6,126
	11,486	(2,404)	9,082	(622)	-	8,460
Derivative financial liabilities	3,506	(416)	3,090	(622)	-	2,468
Trade payables	1,988	(1,988)	-	-	-	-
	5,494	(2,404)	3,090	(622)	-	2,468

Notes

42. Financial risk management (continued)

(g) Offsetting of financial assets and financial liabilities (continued)

SFRS(I) 7 (13C)

	Related amounts set off in the balance sheet			Related amounts not set off in the balance sheet[1]		
Group	Gross amounts – financial assets $'000	Gross amounts – financial liabilities $'000	Net amounts – presented in balance sheet $'000	Financial assets/ (liabilities) $'000	Financial collateral received $'000	Net amount $'000
At 31 December 2024						
Derivative financial assets	2,756	(594)	2,162	(275)	-	1,887
Trade receivables	8,214	(2,549)	5,665	-	-	5,665
	10,970	(3,143)	7,827	(275)	-	7,552
Derivative financial liabilities	1,970	(594)	1,376	(275)	-	1,101
Trade payables	2,549	(2,549)	-	-	-	-
	4,519	(3,143)	1,376	(275)	-	1,101

Notes

42. Financial risk management (continued)

(g) Offsetting of financial assets and financial liabilities (continued) SFRS(I) 7 (13C)

	Related amounts set off in the balance sheet			Related amounts not set off in the balance sheet[1]		
	Gross amounts – financial assets	Gross amounts – financial liabilities	Net amounts – presented in balance sheet	Financial assets/ (liabilities)	Financial collateral received	Net amount
Company	$'000	$'000	$'000	$'000	$'000	$'000
At 31 December 2025						
Derivative financial assets	200	(50)	150	-	-	150
Derivative financial liabilities	50	(50)	-	-	-	-
At 31 December 2024						
Derivative financial assets	345	(134)	211	-	-	211
Derivative financial liabilities	134	(134)	-	-	-	-

Agreements with derivative counterparties are based on an International Swap Derivatives Association ("ISDA") Master Agreement. Under the terms of these arrangements, only upon the occurrence of certain credit events (such as default), the net position owing/receivable to a single counterparty in the same currency will be taken as owing and all the relevant arrangements terminated. As the Group does not presently have a legally enforceable right to set-off, these amounts have not been offset in the balance sheet, but have been presented separately in the table above. SFRS(I) 7 (13E, B50)

Notes

Guidance notes

Offsetting of financial assets and financial liabilities

1. These amounts are not set off in the balance sheet as the agreements do not meet some or all of the offsetting criteria in SFRS(I) 1-32. SFRS(I) 7 (13C)

2. Alternatively, the offsetting information may be presented in the following format:

	Derivative financial assets $'000	Derivative financial liabilities $'000	Trade receivables $'000	Trade payables $'000
31 December 2025				
Gross amount	3,372	3,506	8,114	1,988
Less: Gross amount set off in balance sheet	(416)	(416)	(1,988)	(1,988)
Net amount presented in balance sheet	2,956	3,090	6,126	-
Less: related amount not set off in balance sheet	(622)	(622)	-	-
Less: financial collateral received/pledged	-	-	-	-
Net amount	2,334	2,468	6,126	-

43. Immediate and ultimate holding corporations

The Company's immediate holding corporation is PwC Corporate Limited, incorporated in Altheria. The ultimate holding corporation is PwC Global Limited, incorporated in the Uthopia. SFRS(I) 1-1 (138(c)) SFRS(I) 1-24 (13) CA 201(11)

Guidance notes

Immediate and ultimate holding corporation

Ultimate controlling party

1. An entity shall disclose the name of the entity's parent and if different, the name of the ultimate controlling party, which can be an individual person or an entity that is not an incorporated entity. SFRS(I) 1-24 (13)

44. Related party transactions

In addition to the information disclosed elsewhere in the financial statements, the following transactions took place between the Group and related parties at terms agreed between the parties:

(a) Transactions with related parties SFRS(I) 1-24 (18), (24)

	Group 31 December 2025 $'000	Group 31 December 2024 $'000	Reference
Sales of goods and/or services to			
- associates	**2,354**	1,792	SFRS(I) 1-24 (19(d))
- other related parties	**1,043**	658	SFRS(I) 1-24 (19(g))
Purchases of materials from			
- associates	**17,232**	15,235	SFRS(I) 1-24 (19(d))
- fellow subsidiaries	**89,023**	72,789	SFRS(I) 1-24 (19(g))
Purchase of plant and equipment from other related parties	**800**	500	SFRS(I) 1-24 (19(g))
Payments made on behalf and reimbursed by the immediate holding corporation	**328**	144	SFRS(I) 1-24 (19(a))
Professional fees received from other related parties	**128**	200	SFRS(I) 1-24 (19(g))
Technical fees received from other related parties	**12**	8	SFRS(I) 1-24 (19(g))
Purchase commitments from other related parties	**350**	250	SFRS(I) 1-24 (18)

Other related parties comprise mainly companies which are controlled by the Group's key management personnel and their close family members SFRS(I) 1-24 (9)

Outstanding balances at 31 December 2025, arising from sale/purchase of goods and services, are unsecured and receivable/payable within 12 months from balance sheet date and are disclosed in Notes 18 and 30 respectively. SFRS(I) 1-24 (18(b)(i))

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44. Related party transactions (continued)

(b) Key management personnel compensation[2] — SFRS(I) 1-24 (17)

Key management personnel compensation is as follows:

	Group 2025 $'000	Group 2024 $'000	Reference
Wages and salaries	**4,827**	3,998	SFRS(I) 1-24 (17(a))
Employer's contribution to defined contribution plans, including Central Provident Fund	**398**	220	SFRS(I) 1-24 (17(b))
Termination benefits	**120**	-	SFRS(I) 1-24 (17(d))
Other long-term benefits	**85**	40	SFRS(I) 1-24 (17(c))
Share option expense	**420**	350	SFRS(I) 1-24 (17(e))
	5,850	4,608	

The wages and salaries disclosed above include $250,000 (2024: $200,000) of bonuses payable which were unpaid as at year end and are included in other payables.[5,6] — SFRS(I) 1-24 (18(b))

Guidance notes

Related party transactions

Commitments — SFRS(I) 1-24 (18)

1. If an entity has had related party transactions during the period, it shall disclose the nature of the related party relationships as well as information about these transactions and outstanding balances, including commitments.

   An entity shall disclose commitments to do something if a particular event occurs or does not occur in the future, including recognised and unrecognised executory contracts.

   The following are examples of commitments which could require disclosure of the amounts as at the balance sheet date, and the related terms and conditions:

   - Long-term incentive schemes for key management personnel.
   - Agreements with members of key management personnel to pay certain benefits in the event of termination of employment ("golden parachutes").
   - Agreements (including options) between the entity and a related party to purchase or sell assets.
   - Agreements (including options) to provide services to or receive services from a related party.
   - Commitments under lease agreements with related parties.

   The above list is not exhaustive.

Guidance notes

Related party transactions (continued)

Key management personnel services provided by separate management entity

2. If an entity incurred amounts for the provision of key management personnel services that are provided by a separate management entity, these amounts must be disclosed. SFRS(I) 1-24 (18A)

Investment entities

3. An investment entity is exempt from consolidating certain subsidiaries and measures them at fair value through profit or loss instead. Investment entities must disclose any transactions and outstanding balances with those subsidiaries, as they are not eliminated on consolidation.

Tariff changes and impact

4. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

Key management personnel ("KMP") compensation

5. While the disclosures under paragraph 17 of SFRS(I) 1-24 are subject to materiality, this must be determined based on both quantitative and qualitative factors. In our view, it will not be appropriate to omit the aggregate compensation disclosures based on materiality.

6. Whether it is necessary to disclose additional information about KMP compensation and amounts such as outstanding leave balances, unpaid salaries, bonuses or pension obligations to satisfy the requirements in paragraph 18 of SFRS(I) 1-24 will depend on the individual circumstances and on the materiality of the amounts involved – from both a quantitative and a qualitative point of view. Disclosure will more likely be required if there are unusual circumstances associated with those payments and balances, such as special bonuses provided to KMPs only, unusual payment terms or unusually large unpaid amounts.

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45. Segment information

The Executive Committee ("Exco") is the Group's chief operating decision-maker. The Exco comprises the Chief Executive Officer, the Chief Financial Officer, and the heads of each business within each primary geographic segment. Management has determined the operating segments based on the reports reviewed by the Exco that are used to make strategic decisions, allocate resources and assess performance. SFRS(I) 8 (22(a))

The Exco considers the business from both a geographic and business segment perspective. Geographically, management manages and monitors the business in the three primary geographic areas namely, Singapore, the People's Republic of China and Verenthia. From a business segment perspective, management separately considers the manufacture, sale, and construction activities in these geographic areas. All the geographic areas are engaged in the manufacture and sale of electronic component parts. SFRS(I) 8 (22(b))

In addition, the Singapore geographic area derives revenue from construction of specialised equipment, while the People's Republic of China and Verenthia geographic areas derive revenues from the sale of household and office furniture.

Although the Exco receives separate reports for the furniture retail and wholesale businesses, they have been aggregated into one reportable segment as they have similar economic growth rates. SFRS(I) 8 (22(aa))

Other segments included the sale of furniture in Vietnam and Malaysia and investment holding and provision of logistic services in Singapore and the People's Republic of China. These are not included within the reportable operating segments as they are not separately reported to the Exco. The results of these operations are included in the "all other segments" column. The manufacture and sale of electronic component parts in Thailand was previously under the "component parts" reportable segment of Group. However, the entire results from this segment was presented separately on the statement of comprehensive income as "Discontinued operations" for the year ended 31 December 2025 (Note 11). SFRS(I) 8 (16) SFRS(I) 5 (41(d))

The Exco assesses the performance of the operating segments based on a measure of earnings before interest, tax, depreciation and amortisation ("Adjusted EBITDA") for continuing operations. This measurement basis excludes the effects of expenditure from the operating segments such as restructuring costs and impairment loss that are not expected to recur regularly in every period which are separately analysed. Interest income and finance expenses are not allocated to segments, because financing and cash management activities are the responsibility of the group's central treasury function. SFRS(I) 8 (27(b))

Sales between segments are carried out at market terms. The revenue from external parties reported to the Exco is measured in a manner consistent with that in the statement of comprehensive income. SFRS(I) 8 (27(a))

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45. Segment information (continued)

The segment information provided to the Exco for the reportable segments are as follows:

	Singapore		People's Republic of China		Verenthia				
	Component Parts	Construction	Component Parts	Furniture	Component Parts	Furniture	All other segments	Total for continuing operations	Reference
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	
2025									
Sales									
Total segment sales	103,785	29,824	73,337	43,857	2,758	29,485	5,870	288,916	
Inter-segment sales	(23,857)	-	(11,835)	(4,869)	(780)	(1,929)	-	(43,270)	SFRS(I) 8 (23(b))
Sales to external parties	79,928	29,824	61,502	38,988	1,978	27,556	5,870	245,646	SFRS(I) 8 (23(a), 33(a))
Expenses									
Purchases of inventories and construction materials	(21,079)	(8,915)	(16,662)	(10,426)	(1,414)	(9,252)	(2,084)	(69,832)	SFRS(I) 8 (23(f))
Employee compensation	(14,098)	(5,402)	(11,054)	(6,622)	(587)	(5,547)	(1,517)	(44,827)	SFRS(I) 8 (23(f))
Adjusted EBITDA[1,2,3]	31,699	23,069	12,026	13,781	955	8,435	509	90,474	
Depreciation	(8,319)	(4,773)	(1,928)	(2,319)	(1,754)	(1,546)	(514)	(21,153)	SFRS(I) 8 (23(e))
Amortisation	(1,019)	-	(135)	(64)	(123)	(42)	(60)	(1,443)	SFRS(I) 8 (23(e))
Goodwill impairment	-	-	-	(500)	-	-	-	(500)	SFRS(I) 8 (23(i))
Share of profit of associates and joint venture	-	-	387	-	-	-	374	761	SFRS(I) 8 (23(g))
Segment assets	74,259	52,353	113,396	54,963	3,680	37,522	13,073	349,246	
Segment assets includes:									
Investment in associates and joint venture	-	-	-	-	-	-	10,121	10,121	SFRS(I) 8 (24(a))
Additions to:[5]									
- property, plant and equipment	322	451	750	357	681	-	-	2,561	SFRS(I) 8 (24(b))
- investment property	735	-	-	-	-	-	-	735	SFRS(I) 8 (24(b))
- intangible assets	758	-	2,188	-	256	-	883	4,085	SFRS(I) 8 (24(b))
Segment liabilities	(15,947)	(9,366)	(24,325)	(8,165)	(266)	(2,776)	(1,136)	(61,981)	

Notes

45. Segment information (continued)

	Singapore		People's Republic of China		Verenthia				Reference
	Component Parts	Construction	Component Parts	Furniture	Component Parts	Furniture	All other segments	Total for continuing operations	
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	
2024									
Sales									
Total segment sales	86,464	29,015	54,001	34,225	3,152	28,453	5,460	240,770	
Inter-segment sales	(22,158)	-	(11,552)	(4,580)	(742)	(2,840)	-	(41,872)	SFRS(I) 8 (23(b))
Sales to external parties	64,306	29,015	42,449	29,645	2,410	25,613	5,460	198,898	SFRS(I) 8 (23(a), 33(a))
Expenses									
Purchases of inventories and construction materials	(18,731)	(6,207)	(15,149)	(9,260)	(801)	(6,140)	(1,423)	(57,711)	SFRS(I) 8 (23(f))
Employee compensation	(13,412)	(4,679)	(11,390)	(7,013)	(660)	(4,628)	(1,121)	(42,903)	SFRS(I) 8 (23(f))
Adjusted EBITDA	23,709	18,829	9,574	10,971	760	6,715	373	70,931	
Depreciation	(5,059)	(2,877)	(1,162)	(1,398)	(1,057)	(932)	(265)	(12,750)	SFRS(I) 8 (23(e))
Amortisation	(674)	-	(89)	(42)	(81)	(28)	(40)	(954)	SFRS(I) 8 (23(e))
Goodwill impairment	-	-	(1,081)	-	-	-	-	(1,081)	SFRS(I) 8 (23(i))
Share of profit of associates and joint venture	-	-	-	-	-	-	340	340	SFRS(I) 8 (23(g))
Segment assets	76,823	62,169	77,230	41,596	2,785	28,397	9,578	298,578	
Segment assets includes:									
Investment in associates and joint venture	-	-	-	-	-	-	9,063	9,063	SFRS(I) 8 (24(a))
Additions to:									
- property, plant and equipment	378	530	882	420	801	-	-	3,011	SFRS(I) 8 (24(b))
- investment property	246	-	-	-	-	-	-	246	SFRS(I) 8 (24(b))
- intangible assets	1,191	-	151	-	138	-	12	1,492	SFRS(I) 8 (24(b))
Segment liabilities	(25,975)	(16,800)	(3,427)	(3,300)	(211)	(2,200)	(818)	(52,731)	

Notes

45. Segment information (continued)

(a) Reconciliations

(i) Segment profits

A reconciliation of adjusted EBITDA to profit before tax and discontinued operations is as follows: SFRS(I) 8 (28(b))

	2025 $'000	2024 $'000
Adjusted EBITDA for reportable segments	**89,965**	70,558
Adjusted EBITDA for other segments	**509**	373
Total adjusted EBITDA	**90,474**	70,931
Depreciation	**(21,153)**	(12,750)
Amortisation	**(1,443)**	(954)
Impairment loss on goodwill	**(500)**	(1,081)
Finance expense	**(9,739)**	(7,213)
Interest income	**2,939**	2,144
Profit before tax and discontinued operations	**60,578**	51,077

(ii) Segment assets

The amounts reported to the Exco with respect to total assets are measured in a manner consistent with that of the financial statements. All assets are allocated to reportable segments other than assets associated with disposal group, deferred income tax assets, short-term bank deposits, derivative financial instruments, financial assets at FVPL, financial assets, at FVOCI and other investments at amortised cost. SFRS(I) 8 (27(c))

45. Segment information (continued)

(a) Reconciliations (continued)

(ii) Segment assets (continued)

Segment assets are reconciled to total assets as follows: SFRS(I) 8 (28(c))

	2025 $'000	2024 $'000
Segment assets for reportable segments	**336,173**	289,000
Other segment assets	**13,073**	9,578
Total segment assets	**349,246**	298,578
Unallocated:		
Assets associated with disposal group	**2,818**	-
Deferred income tax assets	**2,784**	2,541
Short-term bank deposits	**13,487**	11,963
Derivative financial instruments	**2,956**	2,162
Financial assets, at FVPL and at FVOCI and other investments at amortised cost	**22,972**	29,455
Total assets	**394,263**	344,699

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45. Segment information (continued)

(a) Reconciliations (continued)

(iii) Segment liabilities

The amounts provided to the Exco with respect to total liabilities are measured in a manner consistent with that of the financial statements. These liabilities are allocated based on the operations of the segment. All liabilities are allocated to the reportable segments other than liabilities associated with disposal group, income tax liabilities, borrowings (excluding lease liabilities) and derivative financial instruments. SFRS(I) 8 (27(d))

Segment liabilities are reconciled to total liabilities as follows: SFRS(I) 8 (28(d))

	2025	2024
	$'000	$'000
Segment liabilities for reportable segments	**60,845**	51,913
Other segment liabilities	**1,136**	818
Total segment liabilities	**61,981**	52,731
Unallocated:		
Liabilities associated with disposal group	**287**	-
Current income tax liabilities	**800**	1,700
Deferred income tax liabilities	**13,587**	12,360
Borrowings	**105,732**	110,378
Derivative financial instruments	**3,090**	1,376
Total liabilities	**185,477**	178,545

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45. Segment information (continued)

(b) Revenue from major products and services

Revenues from external customers are derived mainly from the sale of electronic parts, sale of household and office furniture and construction of specialised equipment. Investment holding and provision of logistics services are included in "Others". The breakdown of the Group's revenue by products and services is provided under Note 4(a). SFRS(I) 8 (32)

Revenues of $21,797,500 (2024: $21,675,300) are derived from a single external customer. These revenues are attributable to the Singapore manufacture and sale of component parts segment. SFRS(I) 8 (34)

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

- Singapore – the Company is headquartered and has operations in Singapore. The operations in this area are principally the manufacture and sale of electronic component parts, construction of specialised equipment, provision of logistics services and investment holding;
- People's Republic of China – the operations in this area are principally the sale of furniture, manufacture and sale of electronic component parts and provision of logistics services;
- Verenthia – the operations in this area are principally the manufacture and sale of electronic component parts and sale of furniture; and
- Other countries – the operations include the sale of furniture in Vietnam and Malaysia.

SFRS(I) 8 (33(b))

	Non-current assets	
	2025	2024
	$'000	$'000
Singapore	**92,771**	80,656
People's Republic of China	**97,921**	85,134
Verenthia	**23,462**	20,398
Other countries	**492**	428
	214,646	186,616

The Group's revenue by geographical areas is disclosed under Note 4(a). SFRS(I) 8 (33(a))

Guidance notes

Segment information

EBITDA

1. The measure of profit that is reported here depends on what the Chief Operating Decision Maker ("CODM") reviews. EBITDA should not be used if it is not the measure of profit that the CODM reviews. An entity shall also disclose the following about each reportable segment if the specified amounts are included in the measure of segment profit or loss reviewed by the CODM, or are otherwise regularly provided to the CODM, even if not included in that measure of segment profit or loss: SFRS(I) 8 (23)

   (a) revenues from external customers;
   (b) revenues from transactions with other operating segments of the same entity;
   (c) interest revenue;
   (d) interest expense;
   (e) depreciation and amortisation;
   (f) material items of income and expense disclosed in accordance with paragraph 97 of SFRS(I) 1-1 *Presentation of Financial Statements*;
   (g) the entity's interest in the profit or loss of associates and joint ventures accounted for by the equity method;
   (h) income tax expense or income; and
   (i) material non-cash items other than depreciation and amortisation.

Disclosures on measure of profit or loss for each reportable segment

2. In July 2024 the IFRIC released an agenda decision related to SFRS(I) 8. The IFRIS concluded that entities should disclose each specified item if the amounts are either regularly provided to the CODM or are included in arriving at the segment profit measure reviewed by the CODM. This is regardless of whether they are provided to the CODM separately.

   The IFRIC observed that paragraph 23(f) does not require an entity to disclose by reportable segment each item of income and expense presented in its statement of profit or loss or disclosed in the notes.

   Entities should:
   - assess whether an item of income and expense is material in the context of paragraph 7 of SFRS(I) 1-1;
   - consider the appropriateness of any aggregation of income and expense under the requirements under paragraphs 30 and 31 of SFRS(I) 1-1;
   - consider the qualitative or quantitative factors in assessing whether information about an item of income and expense is material; and
   - consider circumstances including, but not limited to, those in paragraph 98 of SFRS(I) 1-1.

Return to Primary Statements

Guidance notes

Segment information (continued)

Interest revenue and interest expense

3. For the purpose of this publication, the measure of segment profit or loss reviewed by the CODM is EBITDA, and it is assumed that interest revenue and interest expense are not regularly provided to the CODM. An entity shall disclose interest revenue and interest expense if those form part of segment profit or loss reviewed by the CODM (i.e. profit before tax) or are regularly provided to the CODM. SFRS(I) 8 (23(c)), (23(d))

Description of segments

4. Entities shall disclose factors used to identify its reportable segments, including the basis of organisation, and types of products and services from which each reportable segment derives its revenues. Entities must also disclose the judgements made by management in applying the aggregation criteria of the standard, including a description of the aggregated segments and the economic indicators that have been assessed in determining that the aggregated segments share similar economic characteristics. SFRS(I) 8 (22(a)), (22(aa))

Additions to non-current assets

5. An entity shall disclose the amount of additions to the non-current assets for each reportable segment, including the additions to ROU assets. For the purpose of this publication, the ROU assets are classified within 'property, plant and equipment' and therefore, the additions to ROU assets are not separately disclosed in segment information. SFRS(I) 8 (24(b))

Tariff changes and impact

6. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

Return to Primary Statements

46. Business combinations

On 1 June 2025, the Group acquired a 95% equity interest in AB Components Co., Ltd (now known as PwC Components (Dalian) Co., Ltd ("PwC Components Dalian"). The principal activity of PwC Components (Dalian) is that of manufacturing and trading of component parts in the People's Republic of China. As a result of the acquisition, the Group is expected to increase its presence in the People's Republic of China. It also expects to reduce costs through economies of scale. SFRS(I) 3 (B64(a-d))

Details of the consideration paid, the assets acquired and liabilities assumed, the non-controlling interest recognised and the effects on the cash flows of the Group, at the acquisition date, are as follows:

	$'000	Reference
(a) Purchase consideration		
Cash paid	10,452	SFRS(I) 3 (B64(f)(i))
Contingent consideration (Note (e) below)	500	SFRS(I) 3 (B64(f)(iii), (g)(i))
Total purchase consideration	10,952	SFRS(I) 3 (B64(f))
Less: Indemnification asset (Note (i) below)	(400)	SFRS(I) 3 (B64(g)(i))
Consideration transferred for the business	**10,552**	
(b) Effect on cash flows of the Group		
Cash paid (as above)	10,452	SFRS(I) 1-7 (40)(b)
Less: Cash and bank balances in subsidiary acquired	(3,374)	SFRS(I) 1-7 (40)(c)
Cash outflow on acquisition	**7,078**	SFRS(I) 1-7 (40)(a)

Notes

Return to Primary Statements

46. Business combinations (continued)

(c) Identifiable assets acquired and liabilities assumed

	At fair value $'000	Reference
		SFRS(I) 3 (B64(i)) SFRS(I) 1-7 (40(d))
Cash and bank balances	3,374	
Property, plant and equipment (Note 26)	7,240	
Trademarks and licences (included in intangibles) (Note 29(b) and Note (g) below)	535	
Inventories	3,210	
Trade and other receivables (Note (f) below)	4,356	
Total assets	18,715	
Trade and other payables	(4,350)	
Borrowings	(2,500)	
Contingent liability (included in provisions) (Note 34(c) and Note (h) below)	(500)	
Current tax liabilities (Note 10(b))	(310)	
Deferred tax liabilities (Note 35)	(985)	
Total liabilities	(8,645)	
Total identifiable net assets	**10,070**	
Less: Non-controlling interest at fair value	(768)	SFRS(I) 3 (B64(o)(i))
Add: Goodwill (Note 29(a) and Note (k) below)	1,250	
Consideration transferred for the business	**10,552**	

Notes

46. Business combinations (continued)

(d) Acquisition-related costs

SFRS(I) 3 (B64(m))

Acquisition-related costs of $250,000 are included in "administrative expenses" in the consolidated statement of comprehensive income and in operating cash flows in the consolidated statement of cash flows.

(e) Contingent consideration

The Group is required to pay the former owners of PwC Components (Dalian) $800,000 in cash if PwC Components (Dalian) achieves a cumulative net profit of $13,000,000 or more for the period from 1 June 2025 to 31 May 2026. SFRS(I) 3 (B64((f)(iii), (g)))

The fair value of the contingent consideration as at the acquisition date was estimated to amount to $500,000 based on the income approach. This fair value was based on an estimated cumulative net profit of PwC Components (Dalian) ranging from $12,000,000 to $13,500,000 for the relevant period, discounted at 7% per annum. This is a Level 3 fair value measurement.

(f) Acquired receivables

The fair value of trade and other receivables is $4,356,000 and includes trade receivables with a fair value of $4,250,000. The gross contractual amount for trade receivables due is $4,350,000, of which $100,000 is expected to be uncollectible. SFRS(I) 3 (B64(h))

(g) Fair values

The fair value of the acquired identifiable intangible assets of $535,000 (trademarks and licences) was finalised during the year. No adjustments were required to be recognised. SFRS(I) 3 (45)

(h) Contingent liability

A contingent liability of $500,000 has been recognised for a pending lawsuit in which the entity is a defendant. The claim has arisen from a customer alleging defective products. It is expected that a decision on this case will be reached by the relevant court of law by the end of 2027. The potential undiscounted amount of all future payments that the Group could be required to make is estimated to be between $400,000 and $600,000 if an adverse decision is made. As at 31 December 2025, there has been no change in the amount recognised for the liability since the acquisition date, as there has been no change in the range of outcomes or assumptions used to develop the estimates. SFRS(I) 3 (B64(j)), SFRS(I) 3 (B67(c)) SFRS(I) 1-37 (84,85)

Return to Primary Statements

46. Business combinations (continued)

(i) Indemnification asset

The seller of PwC Components (Dalian) has contractually agreed to indemnify the Group for the claim that may become payable in respect of the lawsuit disclosed in (h) above, up to a maximum amount of $400,000. As is the case with the indemnified liability, there has been no change in the amount recognised for the indemnification asset since the acquisition date. SFRS(I) 3 (27,57) SFRS(I) 3 (B64(g))

(j) Non-controlling interests

The Group has chosen to recognise the 5% non-controlling interest at its fair value of $768,000. The fair value was estimated by applying an income approach. This is a Level 3 fair value measurement. The fair value estimates are based on: SFRS(I) 3 (B64(o))

- an assumed discount rate of 7% per annum;
- an assumed terminal value based on a range of terminal EBITDA multiples between three and five times;
- long-term sustainable growth rate of 2%;
- assumed financial multiples of companies deemed to be similar to PwC Components (Dalian); and
- assumed adjustments because of the lack of control or lack of marketability that market participants would consider.

(k) Goodwill

The goodwill of $1,250,000 arising from the acquisition is attributable to the distribution network in the People's Republic of China and the synergies expected to arise from the economies of scale in combining the operations of the Group with those of PwC Components (Dalian). It is not deductible for tax purposes. SFRS(I) 3 (B64(e)), (B64(k))

(l) Revenue and profit contribution

The acquired business contributed revenue of $24,950,000 and net profit of $3,250,000 to the Group from the period from 1 June 2025 to 31 December 2025. SFRS(I) 3 (B64(q))

Had PwC Components (Dalian) been acquired from 1 January 2025, consolidated revenue and consolidated profit for the year ended 31 December 2025 would have been $49,950,000 and $6,620,000 respectively.

Guidance notes

Business combinations

Comparative disclosures for business combinations in prior year

1. Under SFRS(I) 1-1, comparative information must be given for all numerical information reported in the financial statements, including narratives. However, SFRS(I) 3 does not separately require comparative information in respect of business combinations. In our view, the SFRS(I) 3 disclosures are required only for business combinations occurring during the period. This means that in the period following the combination, the disclosures required in paragraph B64 of SFRS(I) 3 do not need to be repeated. However, if the initial accounting for a business combination in the prior year was incomplete, the disclosures that are required in relation to a prior business combination in paragraph B67 of SFRS(I) 3 must be made. SFRS(I) 1-1 (38)

Equity interests issued as purchase consideration

2. When equity interests are issued or issuable as part of the cost of acquisition, the entity shall disclose the number of instruments or interests issued or issuable and the method of determining their fair value. SFRS(I) 3 (B64(f)(iv))

Business combination achieved in stages

3. Where the business combination was achieved in stages, the fair value of the previously held interest immediately before the acquisition date shall form part of the total purchase consideration. That acquisition-date fair value shall be disclosed together with the amount of any gain or loss recognised as a result of remeasuring to fair value the previously held interest, and the line item in the statement of comprehensive income where that gain or loss is included. SFRS(I) 3 (B64(p))

Indemnification assets

4. When the seller agrees to contractually indemnify the acquirer for the outcome of a contingency or uncertainty related to a specific asset or liability, the acquirer recognises an indemnification asset with an equivalent amount deducted from the consideration transferred for the business combination. The amount recognised, a description of the arrangement and an estimate of the range of outcomes shall be disclosed. SFRS(I) 3 (27) SFRS(I) 3 (B64(g))

Provisional fair values and subsequent adjustments during the measurement period

5. If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the acquirer shall report in its financial statements the provisional amounts for the items for which the accounting is incomplete and the reason why the initial accounting is incomplete. SFRS(I) 3 (B67)

Guidance notes

Business combinations (continued)

Provisional fair values and subsequent adjustments during the measurement period (continued)

6. During the measurement period, the acquirer shall retrospectively adjust the provisional amounts recognised at the acquisition date to reflect new information obtained about facts and circumstances that existed as of the acquisition date and, if known, would have affected the measurement of the amounts recognised as of that date. The acquirer shall disclose information that enables users of financial statements to evaluate the financial effects of adjustments recognised. SFRS(I) 3 (B67)

Tariff changes and impact

7. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

47. Events occurring after balance sheet date

On 24 February 2026, the Group issued $4,300,000 6.5% Singapore Dollar bonds to finance the purchase of an additional 40% interest in an associate, PwC A Property (Hong Kong) Limited ("PwC Hong Kong") and new equipment in the construction segment. The bonds are repayable on 25 February 2030. SFRS(I) 1-10 (21)

On 1 March 2026, the Group acquired a 100% interest in PwC Verenthia Logistics Pte Ltd ("PwC Verenthia"), a company incorporated in Verenthia which is engaged in provision of logistics services, for a cash consideration of $12,500,000. The fair value of the Group's share of the identifiable net assets of PwC Verenthia at the date of acquisition has been provisionally determined at $11,200,000. Acquisition-related costs of $360,000 have been incurred and will be included in administrative expenses in the statement of comprehensive income for the year ending 31 December 2026. Details of the assets acquired and liabilities assumed, non-controlling interest that will be recognised, revenue and profit contribution of PwC Verenthia and the effect on the cash flows for the Group are not disclosed, as the accounting for this acquisition is still incomplete at the time these financial statements have been authorised for issue. PwC Verenthia will be consolidated with effect from 1 March 2026. SFRS(I) 1-10 (21) SFRS(I) 1-10 (22(a)) SFRS(I) 3 (B66)

Guidance notes

Business combinations occurring after balance sheet date but before the financial statements are authorised for issue

1. SFRS(I) 3 requires an acquirer to disclose the same information for business combinations occurring after balance sheet date but before the financial statements are authorised for issue as what is disclosed for business combinations occurring during the reporting period. The only exception is if the accounting for such business combination is incomplete at the time the financial statements are authorised for issue, in which case the acquirer shall describe which disclosures could not be made and the reasons why. SFRS(I) 3 (B66)

Tariff changes and impact

2. This area could be impacted by tariff changes and other global economic uncertainties. For considerations and disclosure relating to tariff changes, please refer to **Note 2 - Basis of preparation, Guidance Note 8**.

Notes

Return to Primary Statements

48. New or revised accounting standards and interpretations

Below are the mandatory standards, amendments and interpretations to existing standards that have been published and are relevant for the Group's accounting periods beginning on or after 1 January 2026 and which the Group has not early adopted. SFRS(I) 1-8 (30), (31)

Amendments to SFRS(I) 9 and SFRS(I) 7: Amendments to the Classification and Measurement of Financial Instruments (effective for annual reporting periods beginning on or after 1 January 2026)

SFRS(I) 9 and SFRS(I) 7 were amended to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities. These amendments:

- clarify the timing of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
- clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
- add new disclosures for certain instruments with contractual terms that can change cash flows (such as some financial instruments with features linked to the achievement of environment, social and governance targets); and
- update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI).

Amendments to SFRS(I) 9 and SFRS(I) 7: Contracts Referencing Nature-dependent Electricity (effective for annual reporting periods beginning on or after 1 January 2026)

SFRS(I) 9 and SFRS(I) 7 were amended to help companies better report the financial effects of nature-dependent electricity contracts, which are often structured as power purchase agreements (PPAs), in light of the increased use of these contracts. The amendments include:

- clarifying the application of the 'own-use' requirements;
- permitting hedge accounting if these contracts are used as hedging instruments; and
- adding new disclosure requirements to enable investors to understand the effect of these contracts on a company's financial performance and cash flows.

The Group does not expect these amendments to have a material impact on its operations or financial statements.

48. New or revised accounting standards and interpretations (continued)

SFRS(I) 18 - Presentation and Disclosure in Financial Statements (effective for annual reporting periods beginning on or after 1 January 2027)

SFRS(I) 18 will replace SFRS(I) 1-1 Presentation of Financial Statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though SFRS(I) 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance (comprising of the statement of profit or loss and other comprehensive income) and providing management-defined performance measures within the financial statements.

Management is currently assessing the detailed implications of applying the new standard on the group's consolidated financial statements. From the high-level preliminary assessment performed, the following potential impacts have been identified:

- Although the adoption of SFRS(I) 18 will have no impact on the group's net profit, the group expects that grouping items of income and expenses in the statement of profit or loss into the new categories will impact how operating profit is calculated and reported. From the high-level impact assessment that the group has performed, the following items might potentially impact operating profit:

    - Foreign exchange differences currently aggregated in the line item 'other income and other gains/(losses) – net' in operating profit might need to be disaggregated, with some foreign exchange gains or losses presented below operating profit.

    - SFRS(I) 18 has specific requirements on the category in which derivative gains or losses are recognised – which is the same category as the income and expenses affected by the risk that the derivative is used to manage. Although the group currently recognises some gains or losses in operating profit and others in finance costs, there might be a change to where these gains or losses are recognised, and the group is currently evaluating the need for change.

- The line items presented on the primary financial statements might change as a result of the application of the concept of 'useful structured summary' and the enhanced principles on aggregation and disaggregation. In addition, since goodwill will be required to be separately presented in the statement of financial position, the group will disaggregate goodwill and other intangible assets and present them separately in the statement of financial position.

48. New or revised accounting standards and interpretations (continued)

SFRS(I) 18 - Presentation and Disclosure in Financial Statements (effective for annual reporting periods beginning on or after 1 January 2027) (continued)

- The group does not expect there to be a significant change in the information that is currently disclosed in the notes because the requirement to disclose material information remains unchanged; however, the way in which the information is grouped might change as a result of the aggregation/disaggregation principles. In addition, there will be significant new disclosures required for:

  - management-defined performance measures;

  - a break-down of the nature of expenses for line items presented by function in the operating category of the statement of profit or loss – this break-down is only required for certain nature expenses; and

  - for the first annual period of application of SFRS(I) 18, a reconciliation for each line item in the statement of profit or loss between the restated amounts presented by applying SFRS(I) 18 and the amounts previously presented applying SFRS(I) 1-1.

- From a cash flow statement perspective, there will be changes to how interest received and interest paid are presented. Interest paid will be presented as financing cash flows and interest received as investing cash flows, which is a change from current presentation as part of operating cash flows.

The Group will apply the new standard from its mandatory effective date of 1 January 2027. Retrospective application is required, and so the comparative information for the financial year ending 31 December 2026 will be restated in accordance with SFRS(I) 18.

SFRS(I) 19 - Subsidiaries without Public Accountability: Disclosures (effective for annual reporting periods beginning on or after 1 January 2027)

SFRS(I) 19 allows for certain eligible subsidiaries of parent entities that report under SFRS(I) Accounting Standards to apply reduced disclosure requirements. This new standard works alongside other SFRS(I). An eligible subsidiary applies the requirements in other SFRS(I) except for the disclosure requirements; and it applies instead the reduced disclosure requirements in SFRS(I) 19.

SFRS(I) 19 is a voluntary standard for eligible subsidiaries. A subsidiary is eligible if:

- it does not have public accountability; and

- it has an ultimate or intermediate parent that produces consolidated financial statements available for public use that comply with SFRS(I) Accounting Standards.

The Group does not expect this standard to have an impact on its operations or financial statements.

Notes

Return to Primary Statements

Guidance notes

New or revised accounting standards and interpretations

1. Entities must explain if there are any accounting standards and interpretations which are not yet applied but are expected to have a material effect on the entity in the current period and on foreseeable future transactions. Where a pronouncement introduces a new accounting option that was not previously available, the entity should explain whether and/or how it expects to use the option in the future. SFRS(I) 1-8 (30)

2. It is not required to list all SFRS(I)s, INT SFRS(I)s and amendments to SFRS(I)s that have been issued but are not effective at date of authorisation of financial statements. Only those relevant to the entity's operations should be indicated.

Annual Improvements to SFRS(I)s – Volume 11

3. In 2024, the eleventh volume of annual improvements to SFRS(I)s was issued to address a collection of minor amendments to SFRS(I)s. Such amendments are limited to changes that either clarify the wording in a standard or correct relatively minor unintended consequences, oversights or conflicts between the requirements in SFRS(I)s. Sections that are amended are as follows:

SFRS(I)	Subject of amendments
SFRS(I) 1	Hedge accounting by a first-time adopter
SFRS(I) 7	Gain or loss on derecognition
Guidance on implementing SFRS(I) 7	• Introduction • Disclosure of deferred difference between fair value and transaction price • Credit risk disclosures
SFRS(I) 9	• Derecognition of lease liabilities • Transaction price
SFRS(I) 10	Determination of a ‘de facto agent’
SFRS(I) 1-7	Cost method

The annual improvements are effective for annual reporting periods beginning on or after 1 January 2026.

49. Authorisation of financial statements

These financial statements were authorised for issue in accordance with a resolution of the Board of Directors of PwC Holdings Ltd on 20 March 2026. SFRS(I) 1-10 (17)

Notes

50. Listing of significant companies in the Group

SGX 715-718

Name of companies	Principal Activities	Country of business/ incorporation	Equity holding 31 December 2025 %	2024 %
Significant subsidiaries				
PwC Construction Pte Ltd[(a)]	Construction of specialised equipment	Singapore	**100**	100
PwC Property (Singapore) Pte Ltd[(a)]	Investment holding	Singapore	**100**	100
PwC Furniture (PRC) Co., Ltd[(d)]	Sale of furniture	People's Republic of China	**85**	85
PwC Components (Singapore) Pte Ltd[(a), (g)]	Manufacture of component parts	Singapore	**45**	45
PwC Components (PRC) Co., Ltd[(d)]	Manufacture of component parts	People's Republic of China	**80**	80
PwC Components (China) Pte Ltd[(d)]	Manufacture of component parts	People's Republic of China	**70**	70
PwC Furniture (Verenthia) Pte Ltd[(b)]	Sale of furniture	Verenthia	**70**	70
PwC Components (Dalian) Co., Ltd[(d)]	Manufacture of component parts	People's Republic of China	**95**	-
Significant joint venture				
PwC JV Logistics (PRC) Co., Ltd[(d), (f)]	Provision of logistics services	People's Republic of China	**60**	60
Significant associates				
PwC A Property (Hong Kong) Limited[(e)]	Investment holding	Hong Kong	**35**	35
PwC A Furniture Sdn Bhd[(c)]	Sale of furniture	Malaysia	**25**	25

(a) Audited by PricewaterhouseCoopers LLP, Singapore
(b) Audited by Isla Lipana & Co, Verenthia
(c) Audited by Tan & Co., Malaysia
(d) Audited by Great Wall CPA Company Limited, People's Republic of China
(e) Not required to be audited under the laws of the country of incorporation
(f) Not consolidated as the entity is not controlled by the Group and deemed to be a joint venture as the Group shares the control of the entity — SFRS(I) 12 (9(a))
(g) Deemed to be a subsidiary as the Group has the ability to nominate a majority of the directors of the subsidiary. — SFRS(I) 12 (9(b))
(h) In accordance to Rule 716 of The Singapore Exchange Securities Trading Limited – Listing Rules, the Audit Committee and Board of Directors of the Company confirmed that they are satisfied that the appointment of different auditors for its subsidiaries and significant associates would not compromise the standard and effectiveness of the audit of the Company.

Notes

Guidance notes

Listing of significant companies in the Group

1. The term "significant" is not defined in SFRS(I). However, in the SGX-ST Listing Manual, a subsidiary or associate is considered significant if its net tangible assets represent 20% or more of the issuer's consolidated net tangible assets, or its pre-tax profits account for 20% or more of the issuer's consolidated pre-tax profits. In the absence of a formal definition in SFRS(I), it is preferable to adopt this definition set out in the SGX-ST Listing Manual. SGX 718

2. Companies listed on the SGX are also required to disclose the name(s) of the auditing firm(s) of their significant subsidiaries and associates. It is a good practice for listed companies to inform the auditing firm(s) that their name(s) will be disclosed in the financial statements. SGX 717

3. It shall be noted that under the SGX-ST Listing Manual, an issuer may appoint different auditors for its subsidiaries or significant associates provided that: SGX 716

   (a) the issuer's board and audit committee are satisfied that the appointment would not compromise the standard and effectiveness of the audit of the issuer; or

   (b) the issuer's subsidiary or associate, is listed on a stock exchange.

Other Disclosures

Additional Disclosure Requirements

- Additional requirements of Singapore Exchange Securities Trading Listing Manual
- Shareholders' information as at 13 March 2026

Additional Illustrative Disclosures

- Appendix 1 – Areas not relevant to PwC Holdings Ltd Group
- Appendix 2 – Impact of insurance contracts on the non-insurer
- Appendix 3 – Latest global and local sustainability reporting developments

Additional Disclosure Requirements

For the financial year ended 31 December 2025 **Reference**

Additional requirements of Singapore Exchange Securities Trading Listing Manual

Corporate information

Company secretary SGX 1207 (1)
S.M. Barker

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Ocean Building Singapore 049315

Auditor SGX 713
PricewaterhouseCoopers LLP
7 Straits View, Marina One,
East Tower, Level 12,
Singapore 018936
Audit Partner: Ken Wang
Year of appointment: 2020

Material contracts[1] SGX 1207 (8)

In 2025, the Company entered into a two-year contract with ABAS Consultancy Pte Ltd, which is a firm owned by the wife of Mr Ang Boon Chew, a director of the Company. The firm provided professional services to the Company amounting to $212,000 (2024: $149,000) during the financial year. Based on the long-term contract, the Company was able to obtain professional services slightly below the normal price. As an average, services were charged at 5% below the normal price in 2025 (2024: 4% below the normal price).

Directors' remuneration[2]

Please refer to information disclosed in Section (B) of the Corporate Governance Report.

Disclosures

Additional requirements of Singapore Exchange Securities Trading Listing Manual (continued)

Appointment of auditors

The Group has complied with Rules 712 and Rule 715 or 716 of the Listing Manual issued by Singapore Exchange Securities Trading Limited in relation to its auditors. SGX 1207 (6(c))

Review of the provision of non-audit services by the auditors[5]

The Audit Committee has undertaken a review of non-audit services provided by the auditor[5] and they would not, in the Audit Committee's opinion, affect their independence. SGX 1207 (6(b))

Internal controls[6]

Please refer to information disclosed in Section (CG.9) of the Corporate Governance Report. SGX 1207 (10)

Properties of the Group

SGX 1207 (11(a))

Major properties held for development

Location	Description	Intended Use	Stage of completion	Expected date of completion	Site area (sq m)	Gross floor area (sq m)	Group's Effective interest in the property
Upper Thomson Road	3-storey building	Commercial	20%	June 2027	400	1,122	100%

Major properties held for investment

SGX 1207 (11(b))

Location	Description	Existing Use	Tenure	Unexpired term of lease
Cairnhill, Singapore	Apartment Unit	Residential	Freehold	-
Jurong East, Singapore	2-storey apartment unit	Residential	Leasehold	95
Tampines, Singapore	5-storey building	Commercial	Leasehold	70

Interested person transactions

SGX 1207 (17)
SGX 907

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than $100,000 each)			
	Transactions not conducted under shareholders' mandate pursuant to Rule 920		Transactions conducted under shareholders' mandate pursuant to Rule 920	
	2025	2024	**2025**	2024
	$'000	$'000	**$'000**	$'000
Abacus Subsidiary Pte Ltd: • sale of goods	**-**	-	**470**	729
Sandoz Family Business Pte Ltd: • sale of plant and equipment	**600**	-	**-**	-
ABAS Consultancy Pte Ltd: • purchase of professional services	**-**	361	**-**	-

Additional Disclosure Requirements

For the financial year ended 31 December 2025 **Reference**

Guidance notes

Additional requirements of Singapore Exchange Securities Trading Listing Manual

Material contracts

1. Disclosure is required of material contracts of the company and its subsidiaries involving the interests of the chief executive officer, each director or controlling shareholder, either still subsisting at the end of the financial year or if not then subsisting, entered into since the end of the previous financial year. Where no material contract has been entered into, the following negative statement can be considered: SGX 1207 (8)

   "There are no material contracts entered into by the Company or any of its subsidiaries involving the interest of the chief executive officer, any director or controlling shareholder, either still subsisting at the end of the year or entered into since the end of the previous financial year."

Directors' remuneration

2. A listed entity should make disclosure as recommended in the Code of Corporate Governance. If not, it should disclose and explain any deviation from the recommendation.

3. A public company shall undertake a review of the fees, expenses and emoluments of its auditor to determine whether the independence of the auditor has been compromised under prescribed conditions, and the outcome of the reviews shall be sent to all persons entitled to receive notice of general meeting of the company. This outcome is normally communicated through the Director's statement or the Corporate Governance Report.

   This review shall be undertaken if the total amount of the fees paid to the auditor for non-audit services in any financial year of the company exceeds 50% of the amount of fees paid to the auditor in that financial year. SGX 1207 (6(b)) CA 206 (1A)

4. The Audit Committee shall also provide a confirmation in the annual report that it has undertaken a review of non-audit services provided by the auditor and they would not, in the Audit Committee's opinion, affect the independence of the auditor. SGX 1207 (6(b))

Internal controls

5. The Board, with the concurrence of the Audit Committee, shall provide an opinion on the adequacy and effectiveness of the internal controls, addressing financial, operational, compliance and information technology risks. SGX 1207 (10)

Return to Primary Statements

Additional Disclosure Requirements

For the financial year ended 31 December 2025 **Reference**

Shareholders' information as at 13 March 2026[1]

Preference shareholdings

SGX 1207 (9(a))

Issued and Paid-Up Capital : $30,000,000
Class of Shares : Preference shares
Voting Rights: : No voting rights

The preference shares are held entirely by PwC Corporate Limited, the immediate holding corporation of the Company. SGX 1207 (9(b))

Ordinary shareholdings

SGX1207 (9(a))

Issued and Paid-Up Capital : $49,509,000
Class of Shares : Ordinary shares
Voting Rights: : One vote per share

SGX.1207 (9(b))

	No. of shareholders	%	No. of Ordinary Shares	%
No. of ordinary shares held				
1 – 99	1,035	17.67	88,585	0.32
100 – 1,000	3,401	58.08	3,050,765	10.95
1,001 – 10,000	1,402	23.94	5,143,526	18.47
10,001 – 1,000,000	14	0.24	446,489	1.60
1,000,001 and above	4	0.07	19,120,635	68.66
	5,856	100.00	27,850,000	100.00

Substantial shareholders

SGX.1207 (9(c))

As shown in the Register of Substantial Shareholders:

	Number of ordinary shares		
	Direct **Interests**	Deemed **Interests**	Beneficial **Interests**
PwC Corporate Limited	9,130,825	-	9,130,825
Mr David Grey	1,770,000	1,500,000	3,270,000
Mr Sandoz Wood	4,109,905	-	4,109,905
Sun Holdings (Pte) Ltd	4,109,905	-	4,109,905

Mr David Grey is deemed to have an interest in 1,500,000 ordinary shares in PwC Holdings Ltd via his holdings of 1,000,000 ordinary shares in PwC Global Limited, which in turn holds 10,000,000 ordinary shares in PwC Corporate Limited.

Shareholders' information as at 13 March 2026[1] (continued)

Twenty largest ordinary shareholders

SGX 1207 (9(d))

As shown in the Register of Members and Depository Register:

	No. of ordinary shares	%
PwC Corporate Limited	9,130,825	32.79
Mr Sandoz Wood	4,109,905	14.76
Sun Holdings (Pte) Ltd	4,109,905	14.76
Mr David Grey	3,270,000	11.74
MacPherson Investments Pte Ltd	103,415	0.37
Mr Ang Boon Chew	97,000	0.35
Sembawang Private Ltd	36,075	0.13
Mr Soh Koh Hong	26,455	0.09
Sommerset Holdings Pte Ltd	26,455	0.09
Geylang Investments Co Pte Ltd	24,050	0.09
Tanglin Halt (Pte) Ltd	21,645	0.08
Changi Holdings Pte Ltd	14,430	0.05
Ms Tham Lee Keng	14,430	0.05
Padang Consolidated Ltd	14,430	0.05
Whitley Investments Ltd	14,430	0.05
Cairnhill Co Pte Ltd	14,430	0.05
Bukit Timah Haulage Co Ltd	11,875	0.04
Bedok Nominees Ltd	12,025	0.04
Madam Ng Pin	9,620	0.03
Kranji Equity Ltd	9,620	0.03
	21,071,020	75.66

Based on the information available to the Company as at 13 March 2026, approximately 22.11% of the issued ordinary shares of the Company are held by the public and therefore, Rule 723 of the Listing Manual issued by the Singapore Exchange Securities Trading Limited has been complied with.

SGX 1207 (9(e))

Treasury shares and subsidiary holdings

Number of treasury shares:	1,557,000	SGX 1207 (9(f))
Number of subsidiary holdings:	nil	SGX 1207 (9(g))
Percentage of treasury shares against the total number of issued ordinary shares:	5.6%	SGX 1207 (9(h))
Percentage of subsidiary holdings against the total number of issued ordinary shares:	0%	SGX 1207 (9(h))

Disclosures

Additional Disclosure Requirements

For the financial year ended 31 December 2025

Reference

Guidance notes

Shareholders' information

1. Shareholders' information shall be made up to a date not earlier than one month from the date of notice of the annual general meeting or summary financial statements, whichever is earlier.

Issuers with dual class share structures

2. Entities with dual class share structures must prominently include: (i) a statement on the cover page that the entity is a company with a dual class share structure; and (ii) the following details for each holder of multiple voting shares: SGX 1207 (9(i))

Name of shareholder	Number of multiple voting shares	Total voting rights of multiple voting shares	Number of ordinary voting shares	Total voting rights of ordinary voting shares	Total voting rights of both multiple voting shares and ordinary voting shares

Disclosures

 Reference

Appendix 1 - Areas not relevant to PwC Holdings Ltd Group

1. Alternative presentations for statement of comprehensive income
2. Post-employment benefits – pension and medical benefits
3. Defaults and breaches of loans payable
4. Foreign currency convertible bonds – equity conversion option classified as derivative liability
5. Related party disclosures for government-related entities

Appendix 2 - Impact of insurance contracts on the non-insurer

Appendix 3 - Latest global and local sustainability reporting developments

Disclosures

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Reference

Example 1: Alternative presentations for statement of comprehensive income

Scenario 1: One-statement presentation of statement of comprehensive income based on a classification of expenses by nature

	Note	2025 $'000	2024 $'000	Reference
Continuing operations				SFRS(I) 1-1 (10(b),10A) SGX 1207 (5(a))
Revenue	4	**245,646**	198,898	SFRS(I) 1-1 (82(a))
Other income				
•Interest	7	**2,939**	2,144	SFRS(I) 1-1 (102)
•Others	7	**4,645**	3,623	SFRS(I) 1-1 (102)
Other gains and losses				
•Impairment loss on financial assets and contract assets		**(850)**	(266)	SFRS(I) 1-1 (82(ba))
•Others	8	**(1,990)**	(30)	
Expenses				
•Purchases of inventories and construction materials		**(69,832)**	(57,711)	SFRS(I) 1-1 (102)
•Amortisation and depreciation	5	**(22,596)**	(13,704)	SFRS(I) 1-1 (102)
•Impairment loss on goodwill	5	**(500)**	(1,081)	SFRS(I) 1-1 (102)
•Employee compensation	6	**(44,827)**	(42,903)	SFRS(I) 1-1 (102)
•Sub-contractors charges		**(13,238)**	(12,610)	
•Advertising		**(11,938)**	(9,304)	
•Rental expenses		**(5,586)**	(10,673)	
•Research		**(785)**	(645)	SFRS(I) 1-38 (126)
•Transportation		**(5,245)**	(4,713)	
•Reversal of inventory write-down		**380**	-	SFRS(I) 1-2 (36(e)), (36(f))
•Finance	9	**(9,739)**	(7,213)	SFRS(I) 1-1 (82(b))
•Other		**(1,705)**	(1,292)	
•Changes in inventories		**(4,962)**	8,217	
Total expenses		**(190,573)**	(153,632)	SFRS(I) 1-1 (102)
Share of profit of associates and joint venture	22,23	**761**	340	SFRS(I) 1-1 (82(c))
Profit before income tax		**60,578**	51,077	
Income tax expense	10(a)	**(15,893)**	(14,567)	SFRS(I) 1-1 (82(d))
Profit from continuing operations		**44,685**	36,510	
Discontinued operations				SFRS(I) 1-1 (82(ea))
Profit from discontinued operations	11	**422**	1,310	SFRS(I) 5 (33(a))
Total profit		**45,107**	37,820	

Disclosures

Return to Primary Statements

Reference

Example 1: Alternative presentations for statement of comprehensive income (continued)

Scenario 1: One-statement presentation of statement of comprehensive income based on a classification of expenses by nature (continued)

	Note	2025 $'000	2024 $'000	Reference
				SFRS(I) 1-1 (10(b),10A) SGX 1207 (5(a))
Other comprehensive income				
Items that may be reclassified subsequently to profit or loss:				SFRS(I) 1-1 (82A)
Financial assets, at FVOCI				SFRS(I) 1-1 (82(a))
• Fair value gains/(losses) – debt instruments		**571**	(105)	
• Reclassification		**(145)**	-	
Cash flow hedges				
• Fair value gains/(losses)		**173**	(500)	
• Reclassification		**625**	523	
Share of other comprehensive income of associates	22	**68**	35	
Currency translation differences arising from consolidation				
• Gains		**851**	1,008	
• Reclassification		**-**	19	
		2,143	980	
Items that will not be reclassified subsequently to profit or loss:				
Revaluation gains on property, plant and equipment		**540**	457	
Financial assets, at FVOCI				
• Fair value gains/(losses) - equity investments		**885**	(1,085)	
Other comprehensive income, net of tax	10(c)	**3,568**	352	
Total comprehensive income		**48,675**	38,172	
Profits attributable to:				SFRS(I) 1-1 (81B(a))
Equity holders of the Company		**41,483**	34,416	
Non-controlling interests		**3,624**	3,404	
		45,107	37,820	

Disclosures

Return to Primary Statements

Example 1: Alternative presentations for statement of comprehensive income (continued)

Scenario 1: One-statement presentation of statement of comprehensive income based on a classification of expenses by nature (continued)

	Note	2025 $'000	2024 $'000	Reference
				SFRS(I) 1-1 (10(b),10A) SGX 1207 (5(a))
Profit attributable to equity holders of the Company relates to:				SFRS(I) 5 (33(d))
Profit from continuing operations		**41,124**	33,302	
Profit from discontinued operations		**359**	1,114	
		41,483	34,416	
Total comprehensive income attributable to:				SFRS(I) 1-1 (81B(b))
Equity holders of the Company		**44,684**	34,355	
Non-controlling interests		**3,991**	3,817	
		48,675	38,172	
Earnings per share ("EPS") for profit from continuing and discontinued operations attributable to equity holders of the Company ($ per share)				
Basic EPS				
- From continuing operations	12(a)	**1.53**	1.38	SFRS(I) 1-33 (66)
- From discontinued operations	12(a)	**0.01**	0.05	SFRS(I) 1-33 (68)
Diluted EPS				
- From continuing operations	12(b)	**1.41**	1.25	SFRS(I) 1-33 (66)
- From discontinued operations	12(b)	**0.01**	0.04	SFRS(I) 1-33 (68)

Disclosures

Return to Primary Statements

Reference

Example 1: Alternative presentations for statement of comprehensive income (continued)

Scenario 2: Two-statement presentation of statement of comprehensive income based on a classification of expenses by function

Consolidated income statement

	Note	2025 $'000	2024 $'000	Reference
Continuing operations				
Revenue	4	**245,646**	198,898	SFRS(I) 1-1 (82(a))
Cost of sales	5	**(87,701)**	(71,511)	SFRS(I) 1-1 (103)
Gross profit		**157,945**	127,387	SFRS(I) 1-1 (103)
Other income				SFRS(I) 1-1 (103)
- Interest	7	**2,939**	2,144	
- Others	7	**4,645**	3,623	
Other gains and losses				
- Impairment loss on financial assets and contract assets		**(850)**	(266)	
•Others	8	**(1,990)**	(30)	
Expenses				
- Distribution and marketing	5	**(55,872)**	(47,571)	SFRS(I) 1-1 (103)
- Administrative	5	**(37,261)**	(27,337)	SFRS(I) 1-1 (103)
- Finance	9	**(9,739)**	(7,213)	SFRS(I) 1-1 (82(b))
Share of profit of associates and joint venture	22,23	**761**	340	SFRS(I) 1-1 (82(c))
Profit before income tax		**60,578**	51,077	
Income tax expense	10(a)	**(15,893)**	(14,567)	SFRS(I) 1-1 (82(d))
Profit from continuing operations		**44,685**	36,510	
Discontinued operations				SFRS(I) 1-1 (82(ea))
Profit from discontinued operations	11	**422**	1,310	SFRS(I) 5 (33(a))
Total profit		**45,107**	37,820	

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Reference

Example 1: Alternative presentations for statement of comprehensive income (continued)

Scenario 2: Two-statement presentation of statement of comprehensive income based on a classification of expenses by function (continued)

Consolidated income statement (continued)

	Note	2025 $'000	2024 $'000	Reference
Attributable to:				
Equity holders of the Company		**41,483**	34,416	SFRS(I) 1-1 (81B(a))
Non-controlling interests		**3,624**	3,404	
		45,107	37,820	
Earnings per share ("EPS") for profit from continuing and discontinued operations attributable to equity holders of the Company ($ per share)				
Basic EPS				
- From continuing operations	12(a)	**1.53**	1.38	SFRS(I) 1-33 (66)
- From discontinued operations	12(a)	**0.01**	0.05	SFRS(I) 1-33 (68)
Diluted EPS				
- From continuing operations	12(b)	**1.41**	1.25	SFRS(I) 1-33 (66)
- From discontinued operations	12(b)	**0.01**	0.04	SFRS(I) 1-33 (68)

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 Reference

Example 1: Alternative presentations for statement of comprehensive income (continued)

Scenario 2: Two-statement presentation of statement of comprehensive income based on a classification of expenses by function (continued)

Consolidated statement of comprehensive income

	Note	2025 $'000	2024 $'000	Reference
Profit for the year		**45,107**	37,820	
Other comprehensive income:				
Items that may be reclassified subsequently to profit or loss:				SFRS(I) 1-1 (82A)
Financial assets, at FVOCI				
- Fair value gains/(losses) – debt instruments		**571**	(105)	
- Reclassification		**(145)**	-	
- Cash flow hedges				
- Fair value gains/(losses)		**173**	(500)	
- Reclassification		**625**	523	
Share of other comprehensive income of associates	22	**68**	35	
Currency translation differences arising from consolidation				
- Gains		**489**	600	
- Reclassification		**-**	19	
		1,781	572	
Items that will not be reclassified subsequently to profit or loss:				
Revaluation gains on property, plant and equipment		**540**	457	
Financial assets, at FVOCI				
- Fair value gains/(losses) - equity investments		**1,247**	(677)	
Other comprehensive income, net of tax	10(c)	**3,568**	352	
Total comprehensive income		**48,675**	38,172	
Total comprehensive income attributed to:				SFRS(I) 1-1 (81B(b))
Equity holders of the Company		**44,684**	34,355	
Non-controlling interest		**3,991**	3,817	
		48,675	38,172	

Disclosures

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Example 1: Alternative presentations for statement of comprehensive income (continued)

Scenario 3: Two-statement presentation of the statement of comprehensive income based on a classification of expenses by nature

Consolidated income statement

	Note	2025 $'000	2024 $'000	
Continuing operations				
Revenue	4	**245,646**	198,898	SFRS(I) 1-1 (82(a))
Other income				
Interest	7	**2,939**	2,144	SFRS(I) 1-1 (102)
Others	7	**4,645**	3,623	SFRS(I) 1-1 (102)
Other gains and losses				
Impairment loss on financial assets and contract assets		**(850)**	(266)	SFRS(I) 1-1 (82(ba))
Others	8	**(1,990)**	(30)	
Expenses				
Purchases of inventories		**(69,832)**	(57,711)	SFRS(I) 1-1 (102)
Amortisation and depreciation	5	**(22,596)**	(13,704)	SFRS(I) 1-1 (102)
Impairment loss on goodwill	5	**(500)**	(1,081)	SFRS(I) 1-1 (102)
Employee compensation	6	**(44,827)**	(42,903)	SFRS(I) 1-1 (102)
Sub-contractors charges		**(13,238)**	(12,610)	
Advertising		**(11,938)**	(9,304)	
Rental expenses		**(5,586)**	(10,673)	
Research		**(785)**	(645)	SFRS(I) 1-38 (126)
Transportation		**(5,245)**	(4,713)	
Reversal of inventory write-down		**380**	-	SFRS(I) 1-2 (36(e)), (36(f))
Finance	9	**(9,739)**	(7,213)	SFRS(I) 1-1 (82(b))
Other		**(1,705)**	(1,292)	
Changes in inventories		**(4,962)**	8,217	
Total expenses		**(190,573)**	(153,632)	SFRS(I) 1-1 (102)
Share of profit of associates and joint ventures	22,23	**761**	340	SFRS(I) 1-1 (82(c))
Profit before income tax		**60,578**	51,077	
Income tax expense	10(a)	**(15,893)**	(14,567)	SFRS(I) 1-1 (82(d))
Profit from continuing operations		**44,685**	36,510	
Discontinued operations				SFRS(I) 1-1 (82(ea))
Profit from discontinued operations	11	**422**	1,310	SFRS(I) 5 (33(a))
Total profit		**45,107**	37,820	

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Example 1: Alternative presentations for statement of comprehensive income (continued)

Scenario 3: Two-statement presentation of the statement of comprehensive income based on a classification of expenses by nature (continued)

Consolidated income statement (continued)

	Note	2025 $'000	2024 $'000	Reference
Attributable to				
Equity holders of the Company		**41,483**	34,416	SFRS(I) 1-1 (81B(a))
Non-controlling interests		**3,624**	3,404	
		45,107	37,820	
Earnings per share ("EPS") for profit from continuing and discontinued operations attributable to equity holders of the Company ($ per share)				
Basic EPS				
- From continuing operations	12(a)	**1.53**	1.38	SFRS(I) 1-33 (66)
- From discontinued operations	12(a)	**0.01**	0.05	SFRS(I) 1-33 (68)
Diluted EPS				
- From continuing operations	12(b)	**1.41**	1.25	SFRS(I) 1-33 (66)
- From discontinued operations	12(b)	**0.01**	0.04	SFRS(I) 1-33 (68)

Disclosures

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Example 1: Alternative presentations for statement of comprehensive income (continued)

Scenario 3: Two-statement presentation of the statement of comprehensive income based on a classification of expenses by nature (continued)

Consolidated statement of comprehensive income

	Note	2025 $'000	2024 $'000	Reference
Profit for the year		**45,107**	37,820	
Other comprehensive income:				
Items that may be reclassified subsequently to profit or loss:				SFRS(I) 1-1 (82A)
Financial assets, at FVOCI				
- Fair value gains/(losses) – debt instruments		**571**	(105)	
- Reclassification		**(145)**	-	
- Cash flow hedges				
- Fair value gains/(losses)		**173**	(500)	
- Reclassification		**625**	523	
Share of other comprehensive income of associates	22	**68**	35	
Currency translation differences arising from consolidation				
- Gains		**489**	600	
- Reclassification		**-**	19	
		1,781	572	
Items that will not be reclassified subsequently to profit or loss:				
Revaluation gains on property, plant and equipment		**540**	457	
Financial assets, at FVOCI				
- Fair value gains/(losses) - equity investments		**1,247**	(677)	
Other comprehensive income, net of tax	10(c)	**3,568**	352	
Total comprehensive income		**48,675**	38,172	
Total comprehensive income attributed to:				SFRS(I) 1-1 (81B(b))
Equity holders of the Company		**44,684**	34,355	
Non-controlling interests		**3,991**	3,817	
		48,675	38,172	

Disclosures

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Reference

Example 2: Post-employment benefits – pension and medical benefits

Extracts of material accounting policy information:

Employee compensation

(a) Pension benefits

The Group operates both defined benefit and defined contribution post-employment benefit plans.

Defined contribution plans are post-employment benefit plans under which the Group pays fixed contributions into separate entities such as the Central Provident Fund on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid. The Group's contributions are recognised as employee compensation expense when they are due. SFRS(I) 1-19 (8)

Defined benefit plans are post-employment benefit pension plans other than defined contribution plans. Defined benefit plans typically define the amount of benefit that an employee will receive on or after retirement, usually dependent on one or more factors such as age, years of service and compensation. SFRS(I) 1-19 (8)

The liability recognised in the balance sheet in respect of a defined benefit pension plan is the present value of the defined benefit obligation at the reporting date less the fair value of plan assets. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using market yields of high quality corporate bonds that are denominated in the currency in which the benefits will be paid, and have tenures approximating to that of the related post-employment benefit obligations. SFRS(I) 1-19 (57) SFRS(I) 1-19 (67) SFRS(I) 1-19 (83)

Actuarial gains and losses[1] arising from experience adjustments and changes in actuarial assumptions are charged or credited to other comprehensive income in the period when they arise. The experience adjustments are not to be reclassified to profit or loss in a subsequent period[2]. Past service costs are recognised immediately in profit or loss. SFRS(I) 1-19 (120(c), 122, 127, 128)

Disclosures

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Example 2: Post-employment benefits – pension and medical benefits (continued)

Extracts of material accounting policy information (continued):

Employee compensation (continued)

(a) Pension benefits (continued)

Some Group companies provide post-employment healthcare benefits to their retirees. The entitlement to these benefits is usually conditional on the employee remaining in service up to retirement age and the completion of a minimum service period. The expected costs of these benefits are accrued over the period of employment using the same accounting methodology as used for defined benefit plans. Actuarial gains and losses[1] arising from experience adjustments and changes in actuarial assumptions are charged or credited to other comprehensive income in the period when they arise. These obligations are valued annually by independent qualified actuaries. SFRS(I) 1-19 (72) SFRS(I) 1-19 (120(c))

Guidance notes

Post-employment benefits

1. When an entity has more than one defined benefit plan, disclosures may be made in total, separately for each plan, or in such groupings considered to be more useful. It may be useful to distinguish groupings by criteria such as follows: SFRS(I) 1-19 (138)
   (a) the geographical location of the plans, e.g. by distinguishing domestic plans from foreign plans; or
   (b) the characteristics of the plans, e.g. by distinguishing flat salary pension plans from final salary pension plans and from post-employment medical plans.

   When an entity provides disclosures in total for a grouping of plans, such disclosures are provided in the form of weighted averages or of relatively narrow ranges. SFRS(I) 1-19 (144)

2. The entity may however elect to transfer remeasurements gains or losses arising from experience adjustments recognised in other comprehensive income within equity. SFRS(I) 1-19 (122)

Disclosures

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Example 2: Post-employment benefits – pension and medical benefits (continued)

Extracts of notes to the financial statements:

	Group	
	2025	2024
	$'000	$'000
Obligations recognised in the balance sheet for:		
Defined pension benefits	**3,684**	1,900
Post-employment medical benefits	**1,410**	701
	5,094	2,601
Expenses charged to profit or loss:		
Defined pension benefits	**948**	561
Post-employment medical benefits	**184**	119
	1,132	680
Remeasurements recognised in other comprehensive income for:		
Defined pension benefits	**(84)**	717
Post-employment medical benefits	**(35)**	193

	Group		Reference
	2025	2024	
	$'000	$'000	
The amount recognised in the balance sheet relates to funded and unfunded plans as follows:			SFRS(I) 1-19 (138(e))
Present value of funded obligations	**6,165**	2,943	
Fair value of plan assets	**(5,221)**	(2,797)	
Deficit of funded plans	**944**	146	
Present value of unfunded obligations	**2,426**	1,549	
Total deficit of defined benefit pension plans	**3,370**	1,695	
Impact of minimum funding requirement/asset ceiling	**314**	205	
Liability recognised in the balance sheet	**3,684**	1,900	

Disclosures

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Example 2: Post-employment benefits – pension and medical benefits (continued)

(a) Pension benefits (continued)

The movement in the defined benefit obligation is as follows:

Group

	Present value of obligation $'000	Fair value of plan assets $'000	Total $'000	Impact of minimum funding requirement/ asset ceiling $'000	Total $'000	Reference
At 1 January 2024	**3,155**	**(2,242)**	**913**	**120**	**1,033**	
Current service cost	498	-	498	-	498	SFRS(I) 1-19 (141(a))
Interest expense/(income)	214	(156)	58	5	63	SFRS(I) 1-19 (141(b))
	712	**(156)**	**556**	**5**	**561**	
Remeasurements:						
- Return on plan assets, excluding amounts included in interest income	-	(85)	(85)	-	(85)	SFRS(I) 1-19 (141(c))
- Loss from change in demographic assumptions	20	-	20	-	20	
- Loss from change in financial assumptions	61	-	61	-	61	
- Experience losses	641	-	641	-	641	
- Change in asset ceiling excluding amounts included in interest expense	-	-	-	80	80	
	722	**(85)**	**637**	**80**	**717**	
Exchange differences	-	-	-	-	-	SFRS(I) 1-19 (141(e))
Contributions:						SFRS(I) 1-19 (141(f))
• Employers	-	(411)	(411)	-	(411)	
• Plan participants	30	(30)	-	-	-	
Payment from plans:						SFRS(I) 1-19 (141(g))
• Benefits payments	(127)	127	-	-	-	
At 31 December 2024	**4,492**	**(2,797)**	**1,695**	**205**	**1,900**	

Disclosures

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Example 2: Post-employment benefits – pension and medical benefits (continued)

(a) Pension benefits (continued)

Group	Present value of obligation $'000	Fair value of plan assets $'000	Total $'000	Impact of minimum funding requirement/ asset ceiling $'000	Total $'000	Reference
At 1 January 2025	4,492	(2,797)	1,695	205	1,900	
Current service cost	751	-	751	-	751	SFRS(I) 1-19 (141(a))
Interest expense/(income)	431	(308)	123	9	132	SFRS(I) 1-19 (141(b))
Past service cost and gains and losses on settlements	65	-	65	-	65	SFRS(I) 1-19 (141(d))
	1,247	**(308)**	**939**	**9**	**948**	
Remeasurements:						
- Return on plan assets, excluding amounts included in interest income	-	(187)	(187)	-	(187)	SFRS(I) 1-19 (141(c))
- Loss from change in demographic assumptions	32	-	32	-	32	
- Loss from change in financial assumptions	121	-	121	-	121	
- Experience losses	(150)	-	(150)	-	(150)	
- Change in asset ceiling excluding amounts included in interest expense	-	-	-	100	100	
	3	**(187)**	**(184)**	**100**	**(84)**	
Exchange differences	(61)	(25)	(86)	-	(86)	SFRS(I) 1-19 (141(e))
Contributions:						SFRS(I) 1-19 (141(f))
- Employers	-	(908)	(908)	-	(908)	
- Plan participants	55	(55)	-	-	-	
Payment from plans:						SFRS(I) 1-19 (141(g))
- Benefits payments	(556)	556	-	-	-	
- Settlements	(280)	280	-	-	-	
Acquired in a business combination	3,691	(1,777)	1,914	-	1,914	SFRS(I) 1-19 (141(h))
At 31 December 2025	**8,591**	**(5,221)**	**3,370**	**314**	**3,684**	

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Example 2: Post-employment benefits – pension and medical benefits (continued)

(a) Pension benefits (continued)

One of the plans has a surplus that is not recognised on the basis that future economic benefits are not available to the entity in the form of a reduction in future contributions or a cash refund. SFRS(I) 1-19 (141)

In connection with the closure of a factory, a curtailment loss was incurred and a settlement arrangement agreed with the plan trustees, effective 31 December 2025, which settled all retirement benefit plan obligations relating to the employees of that factory. SFRS(I) 1-19 (139(c))

Group SFRS(I) 1-19 (138(a))

	2025				2024			
	UK $'000	**US $'000**	**Others $'000**	**Total $'000**	UK $'000	US $'000	Others $'000	Total $'000
Present value of obligation	**3,843**	**4,215**	**523**	**8,591**	2,962	1,050	480	4,492
Fair value of plan assets	**(2,674)**	**(2,102)**	**(435)**	**(5,221)**	(2,018)	(394)	(385)	(2,797)
	1,169	**2,113**	**88**	**3,370**	944	656	95	1,695
Impact of minimum funding requirement/ asset ceiling	**-**	**-**	**314**	**314**	-	-	205	205
Total	**1,169**	**2,113**	**402**	**3,684**	944	656	300	1,900

The significant actuarial assumptions used were as follows: SFRS(I) 1-19 (144)

Group	**2025**		2024	
	UK	**US**	UK	US
Discount rate	5.1%	5.2%	5.5%	5.6%
Salary growth rate	4.0%	4.5%	4.5%	4.0%
Pension growth rate	3.0%	2.8%	3.1%	2.7%

Assumptions regarding future mortality are set based on actuarial advice in accordance with published statistics and experience in each territory. These assumptions translate into an average life expectancy in years for a pensioner retiring at age 65:

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Example 2: Post-employment benefits – pension and medical benefits (continued)

(a) Pension benefits (continued)

Group	**2025**		2024	
	UK	**US**	UK	US
Retiring at the end of the reporting period				
- Male	**22**	**20**	22	20
- Female	**25**	**24**	25	24
Retiring 20 years after the end of the reporting period				
- Male	**24**	**23**	24	23
- Female	**27**	**26**	27	26

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is: SFRS(I) 1-19 (145(a))

Group	**Impact on defined benefit obligation**		
	Change in assumption	Increase in assumption	Decrease in assumption
Discount rate	0.50%	Decrease by 8.2%	Increase by 9.0%
Salary growth rate	0.50%	Increase by 1.8%	Decrease by 1.7%
Pension growth rate	0.50%	Increase by 4.7%	Decrease by 4.4%

	Increase by 1 year in assumption	**Decrease by 1 year in assumption**
Life expectancy	Increase by 2.8%	Decrease by 2.9%

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions, the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied when calculating the pension liability recognised within the statement of financial position. SFRS(I) 1-19 (145(b))

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the previous period. SFRS(I) 1-19 (145(c))

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Example 2: Post-employment benefits – pension and medical benefits (continued)

(b) Post-employment medical benefits

The Group operates a number of post-employment medical benefit schemes, principally in the US. The majority of these plans are unfunded. The method of accounting, significant assumptions and the frequency of valuations are similar to those used for defined benefit pension schemes set out above with the addition of actuarial assumptions relating to the long-term increase in healthcare costs of 8.0% a year (2024: 7.6%) and claim rates of 6% (2024: 5.2%). SFRS(I) 1-19 (139(a)) SFRS(I) 1-19 (144)

The amount recognised in the balance sheet relates to funded and unfunded plan is as follows: SFRS(I) 1-19 (138(e))

	2025 $'000	2024 $'000
Group		
Present value of funded obligations	**690**	340
Fair value of plan assets	**(605)**	(294)
Deficit of the funded plans	**85**	46
Present value of unfunded obligations	**1,325**	655
Liability recognised in the balance sheet	**1,410**	701

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Example 2: Post-employment benefits – pension and medical benefits (continued)

(b) Post-employment medical benefits (continued)

The movement in the net defined benefit obligation over the year is as follows: SFRS(I) 1-19 (140(a), 141)

Group	Present value of obligation $'000	Fair value of plan assets $'000	Total $'000	Reference
At 1 January 2024	**708**	**(207)**	**501**	
Current service cost	107	–	107	SFRS(I) 1-19 (141(a))
Interest expense/(income)	25	(13)	12	SFRS(I) 1-19 (141(b))
	132	**(13)**	**119**	
Remeasurements:				
- Return on plan assets, excluding amounts included in interest income	–	(11)	(11)	SFRS(I) 1-19 (141(c))
- Loss from change in demographic assumptions	3	–	3	
- Loss from change in financial assumptions	7	–	7	
- Experience losses	194	–	194	
	204	**(11)**	**193**	
Exchange differences	(31)	2	(29)	SFRS(I) 1-19 (141(e))
Contributions:				SFRS(I) 1-19 (141(f))
- Employers	(10)	(73)	(83)	
Payments from plans:				SFRS(I) 1-19 (141(g))
- Benefit payments	(8)	8	–	
At 31 December 2024	**995**	**(294)**	**701**	

Disclosures

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Example 2: Post-employment benefits – pension and medical benefits (continued)

(b) Post-employment medical benefits (continued)

Group	**Present value of obligation $'000**	**Fair value of plan assets $'000**	**Total $'000**	**Reference**
At 1 January 2025	**995**	**(294)**	**701**	
Current service cost	153	–	153	SFRS(I) 1-19 (141(a))
Interest expense/(income)	49	(18)	31	SFRS(I) 1-19 (141(b))
	202	**(18)**	**184**	
Remeasurements:				SFRS(I) 1-19 (141(c))
- Return on plan assets, excluding amounts included in interest income	–	(33)	(33)	
- Loss from change in demographic assumptions	4	–	4	
- Loss from change in financial assumptions	10	–	10	
- Experience gains	(16)	–	(16)	
	(2)	**(33)**	**(35)**	
Exchange differences	37	(5)	32	SFRS(I) 1-19 (141(e))
Contributions:				SFRS(I) 1-19 (141(f))
- Employers	(12)	(185)	(197)	
Payments from plans:				SFRS(I) 1-19 (141(g))
- Benefit payments	(7)	7	–	
Acquired in a business combination	802	(77)	725	SFRS(I) 1-19 (141(h))
At 31 December 2025	**2,015**	**(605)**	**1,410**	

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Example 2: Post-employment benefits – pension and medical benefits (continued)

(c) Post-employment benefits (pension and medical)

SFRS(I) 1-19 (142)

Plan assets are comprised as follows:

Group	2025 Quoted $'000	2025 Un-quoted $'000	2025 Total $'000	2025 In %	2024 Quoted $'000	2024 Un-quoted $'000	2024 Total $'000	2024 In %
Equity instruments			**1,824**	**31%**			1,216	51%
Information technology	502	–	502		994	–	994	
Energy	557	–	557		–	–	–	
Manufacturing	746	–	746		194	–	194	
Other	–	19	19		–	28	28	
Debt instruments			**2,186**	**37%**			571	24%
Government	941	–	941		321	–	321	
Corporate bonds (Investment grade)	900	–	900		99	–	99	
Corporate bonds (Non-investment grade)	68	277	345		41	110	151	
Property			**1,047**	**18%**			246	10%
In US	–	800	800		–	–	–	
In UK	–	247	247		–	246	246	
Qualifying insurance policies	–	496	**496**	**9%**	–	190	190	8%
Cash and cash equivalents	177	–	**177**	**3%**	94	–	94	4%
Investment funds	111	–	**111**	**2%**	77	–	77	3%
Total	**4,002**	**1,839**	**5,841**	**100%**	**1,820**	**574**	**2,394**	**100%**

Pension and medical plan assets include the Company's ordinary shares with a fair value of $136,000 (2024: $126,000) and US real estate occupied by the Group with a fair value of $612,000 (2024: $609,000).

SFRS(I) 1-19 (143)

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Example 2: Post-employment benefits – pension and medical benefits (continued)

Risk exposure

Through its defined benefit pension plans and post-employment medical plans, the Group is exposed to a number of risks, the most significant of which are detailed below:

Asset volatility	The plan liabilities are calculated using a discount rate set with reference to corporate bond yields; if plan assets underperform this yield, this will create a deficit. Both the UK and US plans hold a significant proportion of equities, which are expected to outperform corporate bonds in the long-term while providing volatility and risk in the short-term. As the plans mature, the Group intends to reduce the level of investment risk by investing more in assets that better match the liabilities. The first stage of this process was completed in FY2018 with the sale of a number of equity holdings and purchase of a mixture of government and corporate bonds. The government bonds represent investments in UK and US government securities only. The corporate bonds are global securities with an emphasis on the UK and US. However, the Group believes that due to the long-term nature of the plan liabilities and the strength of the supporting group, a level of continuing equity investment is an appropriate element of the Group's long-term strategy to manage the plans efficiently. See below for more details on the Group's asset-liability matching strategy.
Changes in bond yields	A decrease in corporate bond yields will increase plan liabilities, although this will be partially offset by an increase in the value of the plans' bond holdings.
Inflation risk	The majority of the plans' benefit obligations are linked to inflation, and higher inflation will lead to higher liabilities (although, in most cases, caps on the level of inflationary increases are in place to protect the plan against extreme inflation). The majority of the plan's assets are either unaffected by (fixed interest bonds) or loosely correlated with (equities) inflation, meaning that an increase in inflation will also increase the deficit. In the US plans, the pensions in payment are not linked to inflation, so this is a less material risk.
Life expectancy	The majority of the plans' obligations are to provide benefits for the life of the member, so increases in life expectancy will result in an increase in the plans' liabilities. This is particularly significant in the UK plan, where inflationary increases result in higher sensitivity to changes in life expectancy.

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Example 2: Post-employment benefits – pension and medical benefits (continued)

In case of the funded plans, the Group ensures that the investment positions are managed within an asset-liability matching (ALM) framework that has been developed to achieve long-term investments that are in line with the obligations under the pension schemes. Within this framework, the Group's ALM objective is to match assets to the pension obligations by investing in long-term fixed interest securities with maturities that match the benefit payments as they fall due and in the appropriate currency. SFRS(I) 1-19 (146)

The Company actively monitors how the duration and the expected yield of the investments are matching the expected cash outflows arising from the pension obligations. The Group has not changed the processes used to manage its risks from previous periods. The Group does not use derivatives to manage its risk. Investments are well diversified, such that the failure of any single investment would not have a material impact on the overall level of assets. A large portion of assets in FY2025 consists of equities and bonds, although the Group also invests in property, bonds, cash and investment (hedge) funds. The Group believes that equities offer the best returns over the long term with an acceptable level of risk. The majority of equities are in a globally diversified portfolio of international blue chip entities, with a target of 60% of equities held in the UK and Europe, 30% in the US and the remainder in emerging markets. SFRS(I) 1-19 (147(a))

The Group has agreed that it will aim to eliminate the pension plan deficit over the next nine years. Funding levels are monitored on an annual basis and the current agreed contribution rate is 14% of pensionable salaries in the UK and 12% in the US. The next triennial valuation is due to be completed as at 31 December 2025. The Group considers that the contribution rates set at the last valuation date are sufficient to eliminate the deficit over the agreed period and that regular contributions, which are based on service costs, will not increase significantly. SFRS(I) 1-19 (147(b))

Expected contributions to post-employment benefit plans for the year ending 31 December 2025 are $1,150,000. SFRS(I) 1-19 (147(b))

The weighted average duration of the defined benefit obligation is 25.2 years. SFRS(I) 1-19 (147(c))

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Example 2: Post-employment benefits – pension and medical benefits (continued)

Expected maturity analysis of undiscounted pension and post-employment medical benefits:

Group

At 31 December 2025	**Less than 1 year** $'000	**Between 1-2 years** $'000	**Between 2-5 years** $'000	**Over 5 years** $'000	**Total** $'000
Pension benefits	628	927	2,004	21,947	25,506
Post-employment medical benefits	127	174	714	4,975	5,990
Total as at 31 December 2025	**755**	**1,101**	**2,718**	**26,922**	**31,496**

 Reference

Example 3: Defaults and breaches of loans payable

Defaults of loan payments

Extracts of notes to the financial statements on borrowings:

Scenario 1:
Defaults of loan payments – classification of loan as "current" at reporting date SFRS(I) 7 (18)

The Company has experienced a temporary shortage of funding because cash outflows in the second quarter for business expansion in [countries] were higher than anticipated. As a result, interest payables of $[ ] on the Company's loan with Bank A due by [date] remained unpaid as at 31 December 2025. The carrying amount of the loan payable in default as at 31 December 2025 is $[ ]. SFRS(I) 7 (18(a), (b))

In January 2026, the Company obtained a new loan with Bank B having a maturity of three years to settle its existing debt with Bank A. The loan with Bank A was settled on 27 January 2026. SFRS(I) 7 (18(c)) SFRS(I) 1-1 (73), (76)

The loan with Bank A is presented as current liability as at 31 December 2025.

Scenario 2:
Defaults of loan payments – classification of loan as "non-current" at reporting date

The Company has bank borrowings with a carrying amount of $[ ] which are due in 2027. Interest payments of $[ ] on these borrowings was overdue as at 30 September 2025. The Company experienced a temporary shortage of funding because cash outflows in the second and third quarters for business expansion in [countries] were higher than anticipated. As a result, interest payables of $[ ] due by [date] remained unpaid and the Bank served the Company a default notice on 1 November 2025. SFRS(I) 1-1 (73) SFRS(I) 7 (18(a), (b))

The Company has paid all overdue amounts (including additional interest and penalties for the late payment) before 31 December 2025 and the Bank has agreed that the remaining borrowings continue to be due in 2027. SFRS(I) 1-1 (73), (74) SFRS(I) 7 (18(c))

Management expects that the Company will be able to meet all contractual obligations from borrowings on a timely basis going forward.

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Example 3: Defaults and breaches of loans payable (continued)

Breaches of loan covenants

Extracts of notes to the financial statements on borrowings:

Scenario 1:
Breaches of loan covenants – classification of loan as "current" at reporting date

SFRS(I) 7 (19)

Some of the Company's loan agreements (classified as non-current during the year) are subjected to covenant clauses, whereby the Company is required to meet certain key financial ratios. The Company did not fulfil the debt/equity ratio as required in the contract for a credit line of $[ ], of which the Company has currently drawn an amount of $[ ].

SFRS(I) 1-1 (73), (74), (135(e))

Due to this breach of the covenant clause, the bank is contractually entitled to request for immediate repayment of the outstanding loan amount of $[ ]. Accordingly, the outstanding balance is presented as a current liability as at 31 December 2025.

The bank had not requested early repayment of the loan as of the date when these financial statements were approved by the Board of Directors. Management is in the process of renegotiating the terms of the loan agreement with the bank and expects that a revised loan agreement will be in place in the second quarter of 2026.

Scenario 2:
Breaches of loan covenants – classification of loan as "non-current" at reporting date[1]

SFRS(I) 7 (19)

Some of the Company's loan agreements are subject to covenant clauses, whereby the Company is required to meet certain key financial ratios. The Company did not fulfil the debt/equity ratio as required in the contract for a credit line of $[ ], of which the Company has currently drawn an amount of $[ ].

Due to this breach of the covenant clause, the bank is contractually entitled to request for immediate repayment of the outstanding loan amount of $[ ].

However, prior to the end of the financial year, the bank has agreed to a 12-month period of grace ending on 31 December 2026.

SFRS(I) 1-1 (75), (135(e))

The outstanding balance is presented as a non-current liability as at 31 December 2025.

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Guidance notes

Non-current classification

1. If the breach occurs after the end of the reporting period, then the liability would still be shown as non-current, unless the breach was so serious that the financial statements could not be presented on a going concern basis.

Example 3: Defaults and breaches of loans payable (continued)

Difficulties complying with covenants

Extracts of notes to the financial statements on borrowings:

Difficulties to comply with loan covenants – non-current loan which might become repayable within 12 months after reporting date

The Group temporarily expects rising costs for some of its business operations in the coming months due to recent unexpected supply chain disruptions in some jurisdictions in which it operates. The Group does not consider it realistic or have the practical ability to pass additional costs arising from alternative supply sources to its customers through price increases in the short term. As a result, the Group expects to experience a temporary decrease in adjusted EBITDA and there is a risk that the Group will not comply with applicable debt covenants for its major bank loan at the next compliance date (that is, 30 June 2026), in which case the bank loan will become immediately repayable. The Group is currently in negotiations with the lender to revise the covenants related to adjusted EBITDA of this bank loan, which has a carrying amount of $[ ]. SFRS(I) 1-1 (76ZA)(b)

Disclosures

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Example 4: Foreign currency convertible bonds – equity conversion option classified as derivative liability

Extracts of material accounting policy information:

Foreign currency convertible bonds

On issuance of the foreign currency convertible bonds, the proceeds are allocated between the embedded equity conversion option and the liability component. The embedded option is recognised at its fair value. The liability component is recognised as the difference between total proceeds and the fair value of the equity conversion option. SFRS(I) 9 (4.3.3)

The equity conversion option is subsequently carried at its fair value with fair value changes recognised in profit or loss. The foreign currency-denominated liability component is carried at amortised cost until the liability is extinguished on conversion or redemption.

When an equity conversion option is exercised, the carrying amounts of the liability component and the equity conversion option are derecognised with a corresponding recognition of share capital. SFRS(I) 1-32 (AG32)

Extracts of notes to the financial statements:

Other gains and losses

	Group		
	2025 **$'000**	2024 $'000	
Fair value gains on equity conversion option in convertible bonds	**4,083**	-	SFRS(I) 7 (20(a)(v))

Finance expenses

	Group		
	2025 **$'000**	2024 $'000	
Interest expense: Convertible bonds	**16,966**	-	SFRS(I) 7 (20(b))

Disclosures

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Example 4: Foreign currency convertible bonds – equity conversion option classified as derivative liability (continued)

Extracts of notes to the financial statements on borrowings:

On 1 October 2025, the Group issued zero coupon convertible bonds at a nominal value of US$500 million (equivalent to $700 million) due on 4 October 2028. The bonds may be redeemed on 4 October 2027 at their nominal value or can be converted into shares of the Company (the "conversion option") at the holder's option at a conversion price of US$2.20 per share at any time on and after 14 November 2025 up to the close of business on 24 September 2028 if not called for redemption.

On full conversion, up to 320,000,000 conversion shares are issued and allotted to the holders of the bonds, if the full carrying amount of bonds is converted into shares instead of being redeemed.

The convertible bonds recognised in the balance sheet are analysed as follows:

Group	2025 $'000
Face value of convertible bonds issued, net of transaction costs	700,000
Embedded equity conversion option	(4,083)
Liability component at initial recognition	695,917
	$'000
Accumulated amortisation of interest expense	16,966
Currency translation differences	(5,898)
Liability component at end of financial year	706,985

The fair value of the liability component of the convertible bonds at 31 December 2025 is $707,545,000. The fair value is calculated using cash flows discounted at a borrowing rate of 6.48%. SFRS(I) 7 (25) SFRS(I) 13 (93(d))

Disclosures

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Example 5: Related party disclosures for government-related entities

Extracts of notes to the financial statements on related party transactions:

Government S, indirectly, owns 75% of the Company's outstanding shares. In addition to the related party information and transactions disclosed elsewhere in the financial statements, the Company's significant transactions with Government S and other entities controlled, jointly controlled or significantly influenced by Government S include the purchase of approximately 90% of the Company's/Group's power supply from [ ], a government controlled entity. SFRS(I) 1-24 (26)

In addition, during the year ended 31 December 2025, Government S sold a piece of land to the Company for a total consideration of $400,000, settled partly in cash and partly on credit terms.

A loan of $[ ] from Government S is repayable in quarterly instalments over the next two years. Interest is charged on the loan at a rate of [ ]%, which is comparable to that charged on the Company's bank loans.

Guidance notes

Related party disclosures for government-related entities

1. The disclosure is relevant for transactions among government-related entities and the Government. Specifically, a reporting entity is exempt from the general disclosure requirements of SFRS(I) 1-24 in relation to related party transactions and outstanding balances (including commitments) with the government and other government-related entities. However, where a reporting entity is exempt from the general disclosure requirements above, the SFRS(I) 1-24 requires the reporting entity to disclose the following information about the transactions and related outstanding balances: SFRS(I) 1-24 (25), (26)
   - the name of the government and the nature of its relationship with the reporting entity (i.e. control, joint control or significant influence);
   - the following information in sufficient detail about:
     - the nature and amount of each individually significant transaction; and
     - for other transactions that are collectively, but not individually, significant, a qualitative or quantitative indication of their extent.

Disclosures

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Additional Illustrative Disclosures

Background

In preparing the illustrative financial statements in the main body of this publication, we have assumed that PwC Holdings Ltd will not be affected by the adoption of SFRS(I) 17 **Insurance Contracts**. All entities, including those that are not insurers, will need to consider whether they have entered into any contracts that meet the definition of insurance contracts and hence could be affected. Where this is the case, users may expect to see some information about the entity's assessments, even if the entity has concluded that the impact was not material.

The entity illustrated in this appendix has these following contracts:

- 1-year minimum profit margin guarantees given by the Company to its distributors to compensate for declines in revenue arising from the sale of the Company's products below specific levels.
- Annual fixed fee property maintenance contracts entered into between a subsidiary with commercial building owners. This contract covers all repairs and maintenance required to maintain customer's properties to an agreed standard. Since the Group priced the contract based on an assessment of the risk associated with the customers' properties, this contract is not eligible for the fixed-fee contract scope exemption, and is within the scope of IFRS 17

The disclosures assume that the above contracts are in scope of SFRS(I) 17, and have met the criteria to measure the above contracts using the Premium Allocation Approach (PAA) [1]. Not all profit margin guarantees and maintenance service contracts are necessarily in scope of SFRS(I) 17, and an entity would have to make an assessment based on their contractual terms. For insurance contracts that do not meet the criteria to apply PAA, an entity shall apply SFRS(I) 17 paragraphs 30 to 52 when measuring insurance contracts, unless they are reinsurance contracts, or groups of investment contracts with discretionary participation features.

SFRS(I) 17 (8)

SFRS(I) 17 (53)(a)(b)

While we are primarily illustrating the disclosures from the adoption of SFRS(I) 17, we have included extracts of the other disclosures from the main body of the publication, to provide some context for the additional disclosures. The appendix illustrates disclosure requirements relevant to non-insurers, but it is recommended to consider how material the contracts are when deciding the extent of disclosures to be made in respective financial statements.

The illustrative disclosures presented are not exhaustive.

For additional guidance on how to assess whether a contract is in scope of SFRS(I) 17, please refer to PwC In-Depth 'IFRS 17 for non-insurers key reminders' at link.

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Additional Illustrative Disclosures

Appendix 2 – Impact of insurance contracts on the non-insurer

Reference

Extract of statement of comprehensive income:

	Note	**2025 $'000**	2024 $'000	SFRS(I) 1-1 (10(b),10A) SGX 1207 (5(a))
Continuing operations				
Revenue	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (82(a))
Cost of sales	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (103)
Gross profit		**[ ]**	[ ]	SFRS(I) 1-1 (103)
Insurance service result				
• Insurance revenue [3]	5	**[ ]**	[ ]	SFRS(I) 1-1 (82(a)(i)) SFRS(I) 17 (80(a), 83, 85)
• Insurance service expenses [3]	5	**[ ]**	[ ]	SFRS(I) 1-1 (82(ab)) SFRS(I) 17 (80(a), 84, 85)
Other income				
• Interest	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (82(a))
• Others	[ ]	**[ ]**	[ ]	
Other gains and losses				
• Impairment loss on financial assets and contract assets	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (82(ba))
• Others	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(m))
Expenses				
• Distribution and marketing	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (103)
• Administrative	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (103)
• Finance expenses from insurance contracts issued		**[ ]**	[ ]	SFRS(I) 1-1 (82(ba)) SFRS(I) 17 (80(b))
• Finance	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (82(b))
Share of profit from investments in associates and joint venture	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (82(c))
Profit before income tax		**[ ]**	[ ]	
Income tax expense	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (82(d))
Profit from continuing operations		**[ ]**	[ ]	
Discontinued operations				SFRS(I) 1-1 (82(ea))
Profit from discontinued operations	[ ]	**[ ]**	[ ]	SFRS(I) 5 (33(a))
Total profit		**[ ]**	[ ]	

Extract of statement of Balance Sheet - Group:

	Note	**2025 $'000**	2024 $'000	Reference
LIABILITIES				SFRS(I) 1-1 (60,69)
Current liabilities				
Trade and other payables	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(k))
Insurance contract liabilities	31	**[ ]**	[ ]	SFRS(I) 1-1 (54(ma)) SFRS(I) 17 (78(b))
Contract liabilities	[ ]	**[ ]**	[ ]	
Current income tax liabilities	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(n))
Derivative financial instruments	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(m))
Borrowings	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(m))
Provisions	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(l))
		[ ]	[ ]	
Liabilities directly associated with disposal group classified as held-for-sale	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(p))
		[ ]	[ ]	
Non-current liabilities		**[ ]**	[ ]	SFRS(I) 1-1 (60,69)
Trade and other payables	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(k))
Derivative financial instruments	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(m))
Borrowings	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(m))
Deferred income tax liabilities	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(o))
Provisions	[ ]	**[ ]**	[ ]	SFRS(I) 1-1 (54(l))
		[ ]	[ ]	
Total liabilities		**[ ]**	[ ]	
NET ASSETS		**[ ]**	[ ]	

Disclosures

Extracts of notes to the financial statements (continued):

Note [ ] Summary of material accounting policy information for insurance contracts

(a) Definition and classification

Insurance contracts are contracts under which the Group accepts significant insurance risk from a policyholder by agreeing to compensate the policyholder if a specified uncertain future event adversely affects the policyholder. In making this assessment, all substantive rights and obligations, including those arising from law or regulation, are considered on a contract-by-contract basis. The Group uses judgement to assess whether a contract transfers insurance risk (that is, if there is a scenario with commercial substance in which the Group has the possibility of a loss on a present value basis) and whether the accepted insurance risk is significant. SFRS(I) 17 (2, App A, B2-B25)

The Group has issued the following insurance contracts:

- 1-year minimum profit margin guarantees provided by the Company to third party distributors to compensate for declines in revenue arising from the sale of the Company's products below specific levels; and
- Annual fixed fee property maintenance contracts entered between a subsidiary in Korea with third party commercial building owners. This contract covers all repairs and maintenance required to maintain customer's properties to an agreed standard.

The Group accounts for these contracts under SFRS(I) 17. At the inception of these contracts, the Group has adopted the premium allocation approach (PAA) as a simplified measurement approach. The profit margin guarantees and the maintenance service contracts are eligible for PAA as the coverage period for those contracts is one year or less. SFRS(I) 17 (53)

(b) Unit of account [4]

The Group identifies portfolios of insurance contract. A portfolio comprises contracts subject to similar risks and managed together. Each portfolio is further disaggregated into groups of contracts that are issued within a calendar year (annual cohorts) and are: (i) contracts that are onerous at initial recognition; (ii) contracts that at initial recognition have no significant possibility of becoming onerous subsequently; or (iii) a group of remaining contracts. These groups represent the level of aggregation at which insurance contracts are initially recognised and measured. Such groups are not subsequently reconsidered. SFRS(I) 17 (14, 16, 22)

Disclosures

Return to Primary Statements

Extracts of notes to the financial statements (continued):

Note [ ] Summary of material accounting policy information for insurance contracts (continued)

(b) Unit of account (continued)

When the Group applies the PAA, the Group assumes that no such contracts are onerous at initial recognition, unless facts and circumstances indicate otherwise. If facts and circumstances indicate that some contracts are onerous, an additional assessment is performed to distinguish onerous contracts from non-onerous ones. For non-onerous contracts, the Group assesses the likelihood of changes in the applicable facts and circumstances in the subsequent periods in determining whether contracts have a significant possibility of becoming onerous. SFRS(I) 17 (18)

Before the Group accounts for an insurance contract based on the guidance in SFRS(I) 17, it analyses whether the contract contains components that should be separated. SFRS(I) 17 distinguishes three categories of components that have to be accounted for separately: SFRS(I) 17 (10-13, B31-B35)

- cash flows relating to embedded derivatives that are required to be separated;
- cash flows relating to distinct investment components; and
- promises to transfer distinct goods or distinct services other than insurance contract services.

The Group applies SFRS(I) 17 to all remaining components of the contract. The Group does not have any contracts that require further separation or combination of insurance contracts.

(c) Recognition, derecognition, modification

Recognition

Groups of insurance contracts issued are initially recognised from the earliest of the following: SFRS(I) 17 (25)

- the beginning of the coverage period;
- the date when the first payment from the policyholder is due or actually received, if there is no due date; and
- when the Group determines that a group of contracts becomes onerous.

Disclosures

Extracts of notes to the financial statements (continued):

Note [ ] Summary of material accounting policy information for insurance contracts (continued)

(c) Recognition, derecognition, modification (continued)

Derecognition and modification

An insurance contract is derecognised when it is: SFRS(I) 17 (28F)

- extinguished (that is, when the obligation specified in the insurance contract expires or is discharged or cancelled); or
- the contract is modified and additional criteria discussed below are met.

When an insurance contract is modified by the Group as a result of an agreement with the counterparties or due to a change in regulations, the Group treats changes in cash flows caused by the modification as changes in estimates of fulfilment cash flow, unless the conditions for the derecognition of the original contract are met. The Group derecognises the original contract and recognises the modified contract as a new contract if any of the following conditions are present: SFRS(I) 17 (74) SFRS(I) 17 (72, 73)

(a) if the modified terms had been included at contract inception and the Group would have concluded that the modified contract:
  (i) is not within the scope of SFRS(I) 17;
  (ii) results in different separable components;
  (iii) results in a different contract boundary; or
  (iv) belongs to a different group of contracts;

(b) the original contract was accounted for under the PAA, but the modification means that the contract no longer meets the eligibility criteria for that approach.

Extracts of notes to the financial statements (continued):

Note [ ] Summary of material accounting policy information for insurance contracts (continued)

(c) Recognition, derecognition, modification (continued)

When a new contract is required to be recognised as a result of modification and it is within the scope of SFRS(I) 17, the new contract is recognised from the date of modification and is assessed for, amongst other things, contract classification, component separation requirements and contract aggregation requirements.

When an insurance contract accounted for under the PAA is derecognised, adjustments to remove related rights and obligations to account for the effect of the derecognition result in the following amounts being charged immediately to profit or loss:

SFRS(I) 17 (76, 77)

(a) if the contract is extinguished, any net difference between the derecognised part of the liability for remaining coverage of the original contract and any other cash flows arising from extinguishment;
(b) if the contract is transferred to a third party, any net difference between the derecognised part of the liability for remaining coverage of the original contract and the premium charged by the third party; or
(c) if the original contract is modified resulting in its derecognition, any net difference between the derecognised part of the liability for remaining coverage and the hypothetical premium that the entity would have charged if it had entered into a contract with equivalent terms as the new contract at the date of the contract modification, less any additional premium charged for the modification.

Insurance acquisition costs

The Group defines acquisition cash flows as cash flows that arise from costs of selling, underwriting and starting a group of insurance contracts (issued or expected to be issued) and that are directly attributable to the portfolio of insurance contracts to which the group belongs. Insurance acquisition cash flows are allocated to groups of insurance contracts on a systematic and rational basis. SFRS(I) 17 (App A)

Reference

Extracts of notes to the financial statements (continued):

Note [ ] Summary of material accounting policy information for insurance contracts (continued)

(c) Recognition, derecognition, modification (continued)

Insurance acquisition costs (continued)

Insurance acquisition cash flows that are directly attributable to a group of insurance contracts are allocated: SFRS(I) 17 (28A, B35A))

(a) to that group; and
(b) to group that will include insurance contracts that are expected to arise from renewals of the insurance contracts in that group.

Before a group of insurance contracts is recognised, the Group could pay (or recognise a liability, applying a standard other than SFRS(I) 17) for directly attributable acquisition costs to originate them. Such balances are recognised as insurance acquisition cash flows assets within the carrying amount of insurance contracts issued and are subsequently derecognised (in full or to the extent that insurance contracts expected to be in the group have been recognised at that date) when respective groups of insurance contracts are recognised and the insurance acquisition cash flows are included in the group's measurement. SFRS(I) 17 (28A-28C)

At the end of each reporting period, the Group shall assess the recoverability of an asset for insurance acquisition cash flows if facts and circumstances indicate the asset may be impaired. If the Group identifies an impairment loss, the entity shall adjust the carrying amount of the asset and recognise the impairment loss in profit or loss.

The Group shall recognise in profit or loss a reversal of some or all of an impairment loss previously recognised and increase the carrying amount of the asset, to the extent that the impairment conditions no longer exist or have improved. SFRS(I) 17 (28E)

Disclosures

 Reference

Extracts of notes to the financial statements (continued):

Note [ ] Summary of material accounting policy information for insurance contracts (continued)

(d) Measurement

Initial measurement

The Group has adopted the PAA as a simplified approach to the general measurement model.

On initial recognition, the Group measures the liability for remaining coverage as:

(a) the premiums, if any, received at initial recognition; SFRS(I) 17 (53)

(b) minus any insurance acquisition cash flows at that date, with the exception of contracts which are one year or less where this is expensed;

(c) plus or minus any amount arising from the derecognition at that date of the asset recognised for insurance acquisition cash flows and;

(d) any other asset or liability previously recognised for cash flows related to the group of contracts that the Group pays or receives before the group of insurance contracts is recognised. SFRS(I) 17 (55(a))

The liability for remaining coverage is discounted to reflect the time value of money and the effect of financial risk. SFRS(I) 17 (56, 97(b))

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Extracts of notes to the financial statements (continued):

Note [ ] Summary of material accounting policy information for insurance contracts (continued)

(d) Measurement (continued)

Subsequent measurement

The Group measures the carrying amount of the liability at the end of each subsequent reporting period as the liability for remaining coverage at the beginning of the period: SFRS(I) 17 (55(b))

(a) plus the premiums received in the period;
(b) minus insurance acquisition cash flows, with the exception of contract which are one year or less where this is expensed; SFRS(I) 17 (59(b), 97(b))
(c) plus any amounts relating to the amortisation of insurance acquisition cash flows recognised as an expense in the reporting period
(d) plus any adjustment to the financing component; SFRS(I) 17 (57, 58)
(e) minus the amount recognised as insurance revenue for services provided in the period; and
(f) minus any investment component paid or transferred to the liability for incurred claims.

The Group measures the liability for incurred claims for the group of insurance contracts at the fulfilment cash flows relating to incurred claims. The Group does not adjust the future cash flows for the time value of money and the effect of financial risk for the measurement of liability for incurred claims that are expected to be paid within one year of being incurred.

If at any time during the coverage period, facts and circumstances indicate that a group of insurance contracts is onerous, the Group recognises a loss in profit or loss for the net outflow, resulting in the carrying amount of the liability for the group being equal to the fulfilment cash flows.

Extracts of notes to the financial statements (continued):

Note [ ] Summary of material accounting policy information for insurance contracts (continued)

(d) Measurement (continued)

Subsequent measurement (continued)

Contract boundary

The Group uses the concept of contract boundary to determine what cash flows should be considered in the measurement of groups of insurance contracts. SFRS(I) 17 (B61)

Cash flows are within the boundary of an insurance contract if they arise from the rights and obligations that exist during the period in which the policyholder is obligated to pay premiums or the Group has a substantive obligation to provide the policyholder with insurance contract services. A substantive obligation ends when: SFRS(I) 17 (34)

(a) the Group has the practical ability to reprice the risks of the particular policyholder or change the level of benefits so that the price fully reflects those risks; or
(b) both of the following criteria are satisfied:
    (i) the Group has the practical ability to reprice the contract or a portfolio of contracts so that the price fully reflects the reassessed risk of that portfolio; and
    (ii) the pricing of premiums up to the date when risks are reassessed does not reflect the risks related to periods beyond the reassessment date.

A liability or asset relating to expected premiums or claims outside the boundary of the insurance contract is not recognised. Such amounts relate to future insurance contracts. SFRS(I) 17 (B126) SFRS(I) 17 (B127)

Extracts of notes to the financial statements (continued):

Note [ ] Summary of material accounting policy information for insurance contracts (continued)

(d) Measurement (continued)

Insurance revenue

Under the PAA, insurance revenue for the period is the amount of expected premium receipts allocated to the period. The Group allocates the expected premium receipts to each period of insurance contract services on the basis of the passage of time, but if the expected pattern of release of risk during the coverage period differs significantly from the passage of time, then on the basis of the expected timing of incurred insurance service expenses. SFRS(I) 17 87

The Group changes the basis of allocation between the two methods above as necessary, if facts and circumstances change. SFRS(I) 17 (84-85, 103(b), B123A)

For the periods presented, all revenue has been recognised on the basis of the passage of time.

Insurance service expenses

Insurance service expenses include the following:
(a) incurred claims and other directly attributable expenses;
(b) changes to liabilities for incurred claims;
(c) losses on onerous contracts and reversal of those losses; and
(d) insurance acquisition cash flows amortisation.

For contracts measured under the PAA, amortisation of insurance acquisition cash flows is based on the passage of time.

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Extracts of notes to the financial statements (continued):

Note [ ] Summary of material accounting policy information for insurance contracts (continued)

(d) Measurement (continued)

Insurance finance income and expense

Insurance finance income or expenses comprise the change in the carrying amount of the group of insurance contracts arising from: SFRS(I) 17 88

- Interests accreted on liabilities for insured claims for the effect of time value of money; and
- the effect of changes in interest rates and other financial assumptions.

The Group includes all insurance finance income or expenses for the period in profit or loss.

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Extracts of notes to the financial statements (continued):

Note [ ] Significant accounting estimates, assumptions and judgements

Estimates, assumptions and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

[ ] Critical accounting estimates and assumptions

(a) Liability for incurred claims

In applying the PAA, the Group shall measure the liability for incurred claims for the group of contracts at the fulfilment cash flows relating to incurred claims. The estimates of these cash flows are based on probability-weighted expected future cash flows. The Group estimates which cash flows are expected and the probability that they will occur as at the measurement date. SFRS(I) 17 (33-37, B36-B92)

In making these expectations, the Group uses information about past events, current conditions and forecasts of future conditions. The Group's estimate of future cash flows is the mean of a range of scenarios that reflect the full range of possible outcomes. Each scenario specifies the amount, timing and probability of cash flows. The probability-weighted average of the future cash flows is calculated using a deterministic scenario representing the probability-weighted mean of a range of scenarios.

(b) Discount rate

The Group adjusts the carrying amount of the liability for remaining coverage to reflect the time value of money and the effect of financial risk using discount rates that reflect the characteristics of the cash flows of the group of insurance contracts at initial recognition. The discount rate is determined as the risk-free yield, adjusted for differences in liquidity characteristics between the financial assets used to derive the risk-free yield and the relevant liability cash flows (known as an 'illiquidity premium'). The risk-free was derived using swap rates available in the market denominated in the same currency as the product being measured. When swap rates are not available, highly liquid sovereign bonds with a AAA credit rating were used. Management uses judgement to assess liquidity characteristics of the liability cash flows.

Extracts of notes to the financial statements (continued):

Note [ ] Significant accounting estimates, assumptions and judgements (continued)

[ ] Critical judgements in applying the entity's accounting policies

(a) Liability for remaining coverage

Onerous groups

Management judgement is applied to further disaggregate portfolios of insurance contract into groups of contract that are issued within a calendar year (annual cohorts) and are (i) contracts that are onerous at initial recognition; (ii) contracts that at initial recognition have no significant possibility of becoming onerous subsequently; or (iii) a group of remaining contract. SFRS(I) 17 (14, 16, 22)

Furthermore, using the PAA, management has also applied judgement to assess whether facts and circumstances indicate that a group of contracts has become onerous at any time during the coverage period. SFRS(I) 17 (57)

There are no such onerous contracts.

Extracts of notes to the financial statements (continued):

Note 5 Insurance service result

An analysis of insurance revenue and insurance service expenses for 2025 and 2024 is included in the following table:

	Profit margin guarantee $'000	Maintenance service contract $'000	**Total $'000**	DV
2025				
Insurance revenue	[ ]	[ ]	**[ ]**	
Insurance service expenses:				
• Incurred claims and other directly attributable expenses	[ ]	[ ]	**[ ]**	
• Changes to liabilities for incurred claims	[ ]	[ ]	**[ ]**	
• Losses on onerous contracts and reversal of those losses	[ ]	[ ]	**[ ]**	
• Insurance acquisition cash flows amortisation	[ ]	[ ]	**[ ]**	
	[ ]	[ ]	**[ ]**	
Total insurance service result	[ ]	[ ]	**[ ]**	
2024				
Insurance revenue	[ ]	[ ]	**[ ]**	
Insurance service expenses:				
• Incurred claims and other directly attributable expenses	[ ]	[ ]	**[ ]**	
• Changes to liabilities for incurred claims	[ ]	[ ]	**[ ]**	
• Losses on onerous contracts and reversal of those losses	[ ]	[ ]	**[ ]**	
• Insurance acquisition cash flows amortisation	[ ]	[ ]	**[ ]**	
	[ ]	[ ]	**[ ]**	
Total insurance service result	[ ]	[ ]	**[ ]**	

Disclosures

Return to Primary Statements

Extracts of notes to the financial statements (continued):

Note 31 Insurance contract liabilities

The breakdown of insurance contracts issued is set out in the table below.

	2025 $'000	2024 $'000	SFRS(I) 17 (95, 96(a))
Current[5]			
Profit margin guarantees	**[ ]**	[ ]	
Property maintenance contracts	**[ ]**	[ ]	
Total	**[ ]**	[ ]	

Reference

Extracts of notes to the financial statements (continued):

Note 31 Insurance contract liabilities (continued)

An analysis of the amounts presented on the consolidated balance sheet for insurance contracts is included in the table below.

(a) Profit margin guarantees

	Remaining coverage		Incurred claims			
	Excluding loss component	Loss component	Present value of future cash flows $'000	Risk adjustment $'000	**Total $'000**	SFRS(I) 17 (98, 99(a), 100(b)-(c))
Insurance contract liabilities as at 1 January 2025	[ ]	[ ]	[ ]	[ ]	**[ ]**	SFRS(I) 17 (99(b))
Insurance revenue	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (103(a))
Insurance service expenses:						
• Incurred claims and other directly attributable expenses	-	[ ]	[ ]	[ ]	**[ ]**	SFRS(I) 17 (103(b)(i))
• Changes to liabilities for incurred claims	-	-	[ ]	[ ]	**[ ]**	SFRS(I) 17 (103(b)(iii))
• Losses on onerous contracts and reversal of those losses	-	[ ]	-	-	**[ ]**	SFRS(I) 17 (103(b)(iv))
• Amortisation of insurance acquisition cash flows	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (103(b)(ii))
Total changes in the statement of comprehensive income	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	
Cash flows:						
• Premiums received	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (105(a)(i))
• [Insurance acquisition cash flows]						
• Claims and other expenses paid	-	-	[ ]	-	**[ ]**	SFRS(I) 17 (105(a)(iii))
Total cash flows	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	
Insurance contract liabilities as at 31 December 2025	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	

Disclosures

Extracts of notes to the financial statements (continued):

Note 31 Insurance contract liabilities (continued)

(a) Profit margin guarantees (continued)

	Remaining coverage		Incurred claims			
	Excluding loss component	Loss component	Present value of future cash flows $'000	Risk adjustment $'000	**Total $'000**	SFRS(I) 17 (98, 99(a), 100(b)-(c))
Insurance contract liabilities as at 1 January 2024	[ ]	[ ]	[ ]	[ ]	**[ ]**	SFRS(I) 17 (99(b))
Insurance revenue	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (103(a))
Insurance service expenses:						
• Incurred claims and other directly attributable expenses	-	[ ]	[ ]	[ ]	**[ ]**	SFRS(I) 17 (103(b)(i))
• Changes to liabilities for incurred claims	-	-	[ ]	[ ]	**[ ]**	SFRS(I) 17 (103(b)(iii))
• Losses on onerous contracts and reversal of those losses	-	[ ]	-	-	**[ ]**	SFRS(I) 17 (103(b)(iv))
• Amortisation of insurance acquisition cash flows	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (103(b)(ii))
Total changes in the statement of comprehensive income	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	
Cash flows:						
• Premiums received	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (105(a)(i))
• Claims and other expenses paid	-	-	[ ]	-	**[ ]**	SFRS(I) 17 (105(a)(iii))
Total cash flows	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	
Insurance contract liabilities as at 31 December 2024	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	

Reference

Extracts of notes to the financial statements (continued):

Note 31 Insurance contract liabilities (continued)

(b) Property maintenance contracts

	Remaining coverage		Incurred claims			
	Excluding loss component	Loss component	Present value of future cash flows $'000	Risk adjustment $'000	**Total $'000**	SFRS(I) 17 (98, 99(a), 100(b)-(c))
Insurance contract liabilities as at 1 January 2025	[ ]	[ ]	[ ]	[ ]	**[ ]**	SFRS(I) 17 (99(b))
Insurance revenue	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (103(a))
Insurance service expenses:						
• Incurred claims and other directly attributable expenses	-	[ ]	[ ]	[ ]	**[ ]**	SFRS(I) 17 (103(b)(i))
• Changes to liabilities for incurred claims	-	-	[ ]	[ ]	**[ ]**	SFRS(I) 17 (103(b)(iii))
• Losses on onerous contracts and reversal of those losses	-	[ ]	-	-	**[ ]**	SFRS(I) 17 (103(b)(iv))
• Amortisation of insurance acquisition cash flows	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (103(b)(ii))
Total changes in the statement of comprehensive income	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	
Cash flows:						
• Premiums received	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (105(a)(i))
• Claims and other expenses paid	-	-	[ ]	-	**[ ]**	SFRS(I) 17 (105(a)(iii))
Total cash flows	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	
Insurance contract liabilities as at 31 December 2025	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	

Disclosures

 Reference

Extracts of notes to the financial statements (continued):

Note 31 Insurance contract liabilities (continued)

(b) Property maintenance contracts (continued)

	Remaining coverage		Incurred claims			Reference
	Excluding loss component	Loss component	Present value of future cash flows $'000	Risk adjustment $'000	**Total $'000**	SFRS(I) 17 (98, 99(a), 100(b)-(c))
Insurance contract liabilities as at 1 January 2024	[ ]	[ ]	[ ]	[ ]	**[ ]**	SFRS(I) 17 (99(b))
Insurance revenue	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (103(a))
Insurance service expenses:						
• Incurred claims and other directly attributable expenses	-	[ ]	[ ]	[ ]	**[ ]**	SFRS(I) 17 (103(b)(i))
• Changes to liabilities for incurred claims	-	-	[ ]	[ ]	**[ ]**	SFRS(I) 17 (103(b)(iii))
• Losses on onerous contracts and reversal of those losses	-	[ ]	-	-	**[ ]**	SFRS(I) 17 (103(b)(iv))
• Amortisation of insurance acquisition cash flows	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (103(b)(ii))
Total changes in the statement of comprehensive income	[ ]	[ ]	[ ]	[ ]	**[ ]**	
Cash flows:						
• Premiums received	[ ]	-	-	-	**[ ]**	SFRS(I) 17 (105(a)(i))
• Claims and other expenses paid	-	-	[ ]	-	**[ ]**	SFRS(I) 17 (105(a)(iii))
Total cash flows	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	
Insurance contract liabilities as at 31 December 2024	**[ ]**	**[ ]**	**[ ]**	**[ ]**	**[ ]**	

Disclosures

Extracts of notes to the financial statements (continued):

Note [ ] Insurance[6] and financial risk management (extracts)

( ) Insurance risk

SFRS(I) 17 (121)

Insurance contracts issued by the Group are as follows:
- 1-year minimum profit margin guarantees provided by the Company to third party distributors to compensate for declines in revenue arising from the sale of the Company's products below specific levels; and
- Annual fixed fee property maintenance contracts entered between a subsidiary in Korea with third party commercial building owners. This contract covers all repairs and maintenance required to maintain customer's properties to an agreed standard.

SFRS(I) 17 (122, 124(a))

The most significant risks arising from the profit margin guarantees are the decline in profit margins from the sale of company's products. As the guarantee extends to more than a year, there is also inflation risk.

SFRS(I) 17 (124(b))

Significant risks arising from the maintenance service agreement would include natural disasters, malicious intent, and workplace accidents.

The Group's risk management strategy seeks to ensure there is sufficient capital to meet the obligations associated with the insurance contracts. The central treasury department ("Group Treasury") would consider possible cash out flows arising from insurance contracts as part of its financial risk management to ensure prompt settlement of claims.

SFRS(I) 17 (125(a), 127)

The Group has assessed its concentration of insurance risk by geographical area. The geographical area of the risk exposure is determined based on the country where the insurance contract was written. The geographical concentration of the Group's exposure to insurance risk are as follows:

	Singapore $'000	Korea $'000	**Total** **$'000**
31 December 2025			
Profit margin guarantees	[ ]	-	**[ ]**
Property maintenance contracts	-	[ ]	**[ ]**
Total	[ ]	[ ]	**[ ]**
31 December 2024			
Profit margin guarantees	[ ]	-	**[ ]**
Property maintenance contracts	-	[ ]	**[ ]**
Total	[ ]	[ ]	**[ ]**

Disclosures

Extracts of notes to the financial statements (continued):

Note [ ] Insurance and financial risk management (extracts) (continued)

( ) Insurance risk (continued)

Sensitivity Analysis

The Group has performed sensitivity analysis [7] to assess the impact to insurance contract liabilities and profit before tax are affected by changes in risk variables that were reasonably possible at the end of the financial period. Insurance contract liability arising from the profit margin guarantee is sensitive to expected loss and inflation rates, while that of the maintenance service contract is sensitive to expected loss. The methods and assumptions used in preparing the sensitivity analysis did not change from the previous period. SFRS(I) 17 (128(a)(i),(b),(c))

(a) Profit margin guarantees

If expected loss and inflation rate had changed by 10% (2024: 10%) and 1% (2024: 1%) respectively with all other variables held constant, the effects would have been:

	Increase/(Decrease)			
	2025		2024	
	Profit before tax $'000	**Insurance contract liabilities $'000**	Profit before tax $'000	Insurance contract liabilities $'000
Expected loss in profit margins				
• increased by	**[ ]**	**[ ]**	[ ]	[ ]
• decreased by	**[ ]**	**[ ]**	[ ]	[ ]
Inflation rate				
• increased by	**[ ]**	**[ ]**	[ ]	[ ]
• decreased by	**[ ]**	**[ ]**	[ ]	[ ]

Disclosures

Extracts of notes to the financial statements (continued):

Note [ ] Insurance and financial risk management (extracts) (continued)

( ) Insurance risk (continued)

Sensitivity Analysis (continued)

(b) Property maintenance contracts

If expected loss had changed by 10% (2024: 10%) with all other variables held constant, the effects would have been:

	Increase/(Decrease)			
	2025		2024	
	Profit before tax $'000	**Insurance contract liabilities $'000**	Profit before tax $'000	Insurance contract liabilities $'000
Expected loss arising from maintenance				
• increased by	**[ ]**	**[ ]**	[ ]	[ ]
• decreased by	**[ ]**	**[ ]**	[ ]	[ ]

( ) Market risk (extracts)

( ) Currency risk (extracts)

The Group is exposed to currency translation risk on its financial instruments and maintenance service contract. SFRS(I) 17 (128(a)(ii))

( ) Liquidity risk (extracts)

SFRS(I) 17 (132(a))

	Less than 1 year $'000	**Between 1 and 2 years** $'000	**Between 2 and 5 years** $'000	**Over 5 years** $'000
Group				
At 31 December 2025				
Trade and other payables	[ ]	[ ]	-	-
Insurance contract liabilities	[ ]	-	-	-
At 31 December 2024				
Trade and other payables	[ ]	[ ]	-	-
Insurance contract liabilities	[ ]	-	-	-

Disclosures

Guidance notes

Premium Allocation Approach (PAA)

1. A group is eligible for the premium allocation approach if, at inception: SFRS(I) 17 (53)
   – each contract in the group has a coverage period (that is, the period in which the entity provides insurance contract services) of one year or less; or
   – the measurement of the liability for remaining coverage for the group using the premium allocation approach is reasonably expected to produce a measurement which is not materially different from using the general model or the variable fee approach.

   Insurance contracts that have coverage periods beyond 1 year would have to assess if the measurement of the liability using the premium allocation approach is not materially different from the general model or variable fee approaches. While the most straightforward way to do so is through quantitative methods, there are limited circumstances where a qualitative assessment might satisfy the 'not materially different' requirement. Examples of qualitative factors to consider would be:
   - whether the contracts are issued in a stable interest-rate environment where the time value of money is not expected to have a material impact;
   - if the type of coverage provided is predictable (high-frequency, low value insurance) in which claims are not expected to change significantly in the short-term; and
   - if the pattern of claims and risk expiration are spread evenly in a straight-line over the contractual term.

Acquisition costs In the PAA

2. Paragraph 59(a) of SFRS(I) 17 allows an accounting policy choice of either expensing the insurance acquisition cash flows when incurred or amortising them over the contract's coverage period, provided that the coverage period of each contract in the group at initial recognition is no more than one year.

Presentation of insurance revenue and expenses

3. SFRS(I) 1-1 **Presentation of Financial Statements** are amended to require separate presentation of insurance revenue and insurance service expenses on the statement of profit or loss. Revenue and expenses arising from insurance contracts cannot be aggregated with other revenue and cost of sales. Subject to materiality, the insurance service result that comprise of insurance revenue and insurance service expenses can be presented as part of other income and other expense. SFRS(I) 1-1 (82(a)(i), (ab)) SFRS(I) 17 (80(a), 83, 84, 85)

Disclosures

Return to Primary Statements

Guidance notes

Unit of account

4. What an entity considers to be 'similar risks' will depend on the nature and extent of risks in the entity's insurance contracts and may require an application of judgment. Paragraph 14 of SFRS(I) 17 does not specify any particular type of risk when it refers to 'similar risks'.

   The IFRS IC agenda decision issued in October 2022 confirmed that an entity is required to consider all risks arising under an insurance contract when identifying portfolios of insurance contracts. This includes both non-financial and financial risks transferred from the policyholder, as well as risks otherwise arising under the contract (for example, expense risk and lapse risk).

   'Similar risks' does not mean 'identical risks'. Contracts in different product lines would not be expected to have similar risks. However, for example, contracts that are in the same product line but that have cash flows in different currencies (that is, they are subject to different currency exchange rate risks) could be considered to be 'subject to similar risks' when considering the nature and the extent of all risks of the contracts.

   Only contracts that individually meet the recognition criteria by the end of the reporting period are included in the groups. When contracts meet the recognition criteria in the groups after the reporting date, they are added to the groups in the reporting period in which they meet the recognition criteria, subject to the annual cohorts restriction. Composition of the groups is not reassessed in subsequent periods. SFRS(I) 17 (24, 28)

Classification of insurance contract liabilities as current or non-current

5. SFRS(I) 1-1 and SFRS(I) 17 have indicated that insurance contracts are presented as portfolios of contracts that are assets or liabilities on the statement of financial position. Portfolios of insurance should be classified as a whole as either current or non-current, and need not disaggregate portions expected to be realised within 12 months as current for the purpose of presentation.

Insurance risk presentation

6. Insurance risk is defined as risk, other than financial risk, transferred from the holder of a contract to the issuer. This is a separate risk category that should be clearly segregated from disclosures relating to the entity's financial risks. SFRS(I) 17 (App A)

 Reference

Guidance notes

Sensitivity analysis

7. Entities are required to disclose a sensitivity analysis to demonstrate the impact of reasonably possible changes in risk variables at the end of the reporting period on profit or loss and equity. For insurance risk, the standard requires demonstrating the impact of changes in risk variables before and after risk mitigation by reinsurance contracts held. SFRS(I) 17 (129)

This disclosure is also required by SFRS(I) 7 **Financial Instruments: Disclosures**. Entities can provide a sensitivity analysis to risk variables different from those described above, provided that entities use such analysis for their risk management purposes. Additional disclosures are required if entities choose to provide an alternative sensitivity analysis.

Insurance contract liabilities included in the sensitivity analysis exclude insurance acquisition cash flows assets and other pre-recognition cash flows, because they are not sensitive to the underwriting risk variables.

Claims development

8. An entity is required to disclose actual claims compared to previous estimates of the undiscounted amounts of the claims. The objective of the disclosure is to provide information about the development of claims for which there is uncertainty about their payment amount and/or timing. This disclosure requirement is not new for insurance contracts and not significantly changed by SFRS(I) 17. SFRS(I) 17 (130)

The disclosure is required for all periods starting from when the earliest material claims arose and for which there is still uncertainty about the amount and timing of payment. However, showing information for more than ten years prior to the end of the reporting period is not required.

Disclosures

Return to Primary Statements

Guidance notes

An entity is required to demonstrate how the disclosure of claims development reconciles to incurred claims disclosed in accordance with the requirements of paragraph 100(c). Though not explicitly required by paragraph 130 of IFRS 17, it is expected that expenses directly attributable to claims.

Inclusion of claims development disclosures are not required where uncertainty about the timing and amount of claim payments is expected to be resolved within one year. Consequently, the illustrative example does not provide disclosure for its insurance contracts because the claims are expected to be settled shortly after the insured event occurs. Suggested disclosures in relation to claims development are as below:

Claims development

Actual claims payments are compared with previous estimates of the Group's undiscounted amounts of the claims as at 31 December 2025.

(a) Profit margin guarantees

Claim Year	2023 $'000	2024 $'000	2025 $'000	**Total $'000**
Year of claim	[ ]	[ ]	[ ]	**[ ]**
1 year later	[ ]	[ ]	-	**[ ]**
2 years later	[ ]	-	-	**[ ]**
Cumulative gross claims and other directly attributable expenses paid	[ ]	[ ]	[ ]	**[ ]**
Gross cumulative claims liabilities	[ ]	[ ]	[ ]	**[ ]**
Effect of discounting				**[ ]**
Effect of risk adjustment margin for non-financial risk				**[ ]**
Liability insured claims balance as at 31 December 2025				**[ ]**

Disclosures