

**REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE
(UNIQUE ENTITY NUMBER: S59SS0018D)**

FINANCIAL STATEMENTS

FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

RESTRICTED

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

**STATEMENT BY MANAGEMENT COMMITTEE
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025**

In the opinion of the Management Committee,

- (i) the financial statements of the Association as set out on pages 5 to 32 are drawn up so as to give a true and fair view of the financial position of the Association as at 30 September 2025 and the financial performance, changes in funds and cash flows of the Association for the financial year then ended; and
- (ii) at the date of this statement, there are reasonable grounds to believe that the Association will be able to pay its debts as and when they fall due.

On behalf of the Management Committee



Tan Swee Yiw
President



Neo Soon Hup
Honorary Treasurer



Chong Hock Chang
Honorary Secretary

Singapore, 8 JAN 2026

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Real Estate Developers' Association of Singapore (the "Association"), which comprise the statement of financial position as at 30 September 2025, and the statement of profit or loss and other comprehensive income, statement of changes in funds and statement of cash flows for the financial year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements are properly drawn up in accordance with the Societies Act and Financial Reporting Standards in Singapore ("FRSs") so as to give a true and fair view of the financial position of the Association as at 30 September 2025 and of the financial performance, changes in funds and cash flows of the Association for the financial year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Association in accordance with the Accounting and Corporate Regulatory Authority ("ACRA") Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The Management Committee is responsible for the other information. The other information comprises the Statement by Management Committee set out on page 1, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management Committee for the Financial Statements

The Management Committee is responsible for the preparation of financial statements that give a true and fair view in accordance with the Societies Act and FRSs, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE (Continued)

Responsibilities of Management Committee for the Financial Statements (Continued)

In preparing the financial statements, the Management Committee is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

The Management Committee's responsibilities include overseeing the Association's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management Committee.
- Conclude on the appropriateness of the Management Committee's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE (Continued)**

Auditor's Responsibilities for the Audit of the Financial Statements (Continued)

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

In our opinion, the accounting and other records required to be kept by the Association have been properly kept in accordance with the provisions of the Societies Regulations enacted under the Societies Act.

De Associates

De Associates
Public Accountants and
Chartered Accountants

Singapore, 8 January 2026

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

**STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2025**

	<u>Note</u>	<u>2025</u> SGD	<u>2024</u> SGD
ASSETS			
Current assets:			
Cash and cash equivalents	4	7,269,253	7,019,902
Trade and other receivables	5	534,737	409,014
Prepayments		40,252	84,818
		<u>7,844,242</u>	<u>7,513,734</u>
Non-current assets:			
Property and equipment	6	204,790	205,989
Right-of-use asset	7	14,231	19,406
		<u>219,021</u>	<u>225,395</u>
Total assets		<u>8,063,263</u>	<u>7,739,129</u>
LIABILITIES			
Current liabilities:			
Trade and other payables	8	491,536	454,161
Contract liabilities	9	779,311	545,003
Balance from REDAS Building Art Fund	10	-	3,366
Lease liabilities	11	5,226	4,977
Income tax liabilities		12,858	4,029
		<u>1,288,931</u>	<u>1,011,536</u>
Non-current liabilities:			
Lease liabilities	11	9,782	15,008
		<u>9,782</u>	<u>15,008</u>
Total liabilities		<u>1,298,713</u>	<u>1,026,544</u>
NET ASSETS			
Represented by:			
General Fund		6,549,783	6,482,929
REDAS Building Fund		214,767	229,656
		<u>6,764,550</u>	<u>6,712,585</u>

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

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025**

	<u>Note</u>	General Fund <u>2025</u> SGD	General Fund <u>2024</u> SGD	REDAS Building Fund <u>2025</u> SGD	REDAS Building Fund <u>2024</u> SGD	Total <u>2025</u> SGD	Total <u>2024</u> SGD
Revenue							
Subscription fees from members		1,007,217	937,958	-	-	1,007,217	937,958
Gross takings from seminars and courses		457,412	425,870	-	-	457,412	425,870
Gross takings from social activities		936,794	977,118	-	-	936,794	977,118
Entrance fees from members		5,000	8,500	-	-	5,000	8,500
	12	2,406,423	2,349,446	-	-	2,406,423	2,349,446
Expenditure							
Expenditure for seminars and courses		(155,806)	(210,512)	-	-	(155,806)	(210,512)
Expenditure for social activities		(497,264)	(532,971)	-	-	(497,264)	(532,971)
		(653,070)	(743,483)	-	-	(653,070)	(743,483)
Gross profit		1,753,353	1,605,963	-	-	1,753,353	1,605,963
Other income	12	379,962	365,028	39	40	380,001	365,068
Administrative expenses	13	(2,013,011)	(1,773,422)	-	-	(2,013,011)	(1,773,422)
Other expenses	14	(50,101)	(21,958)	-	-	(50,101)	(21,958)
Finance costs	15	(843)	(1,080)	-	-	(843)	(1,080)
Impairment loss on financial assets	16	(8,605)	(6,735)	-	-	(8,605)	(6,735)
Surplus before income tax		60,755	167,796	39	40	60,794	167,836
Income tax (expense)/credit	17	(8,829)	21,671	-	-	(8,829)	21,671
Surplus for the financial year		51,926	189,467	39	40	51,965	189,507
Other comprehensive income for the financial year, net of tax		-	-	-	-	-	-
Total comprehensive income for the financial year		51,926	189,467	39	40	51,965	189,507

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

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

**STATEMENT OF CHANGES IN FUNDS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025**

	<u>General Fund SGD</u>	<u>REDAS Building Fund (a) SGD</u>	<u>Total SGD</u>
At 1 October 2023	6,278,534	244,544	6,523,078
Surplus for the financial year	189,467	40	189,507
Other comprehensive income for the financial year	-	-	-
Total comprehensive income for the financial year	189,467	40	189,507
Transfer of depreciation of assets represented by the REDAS Building Fund	14,928	(14,928)	-
At 30 September 2024	<u>6,482,929</u>	<u>229,656</u>	<u>6,712,585</u>
At 1 October 2024	6,482,929	229,656	6,712,585
Surplus for the financial year	51,926	39	51,965
Other comprehensive income for the financial year	-	-	-
Total comprehensive income for the financial year	51,926	39	51,965
Transfer of depreciation of assets represented by the REDAS Building Fund	14,928	(14,928)	-
At 30 September 2025	<u>6,549,783</u>	<u>214,767</u>	<u>6,764,550</u>

(a) The REDAS Building Fund was set up on 3 August 1984 for the purpose of acquiring a piece of property and related assets to be used as office premise. The amount utilised up to 30 September 2025 was SGD 1,038,964 (2024: SGD 1,038,964). As at 30 September 2025, the balance of REDAS Building Fund was represented by the carrying amount of the leasehold building, fixed deposits with a financial institution and its related interest receivable of SGD 179,125, SGD 35,634 and SGD 8 (2024: SGD 194,053, SGD 35,595 and SGD 8) respectively.

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

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

	<u>Note</u>	<u>2025</u> SGD	<u>2024</u> SGD
Cash flows from operating activities:			
Surplus before income tax		60,794	167,836
<u>Adjustments for:</u>			
Depreciation of property and equipment		23,793	21,051
Depreciation of right-of-use asset		5,175	5,175
Interest expenses		843	1,080
Interest income		(147,950)	(179,636)
Impairment loss on trade receivables		8,605	4,860
		(48,740)	20,366
Change in working capital:			
Trade and other receivables		(160,252)	(16,293)
Prepayments		44,566	(73,465)
Trade and other payables		(87,791)	(122,048)
Contract liabilities		234,308	85,753
Cash used in operations		(17,909)	(105,687)
Interest received		173,874	181,074
Net cash generated from operating activities		<u>155,965</u>	<u>75,387</u>
Cash flows from investing activities:			
Purchase of equipment		(22,594)	(5,784)
Net cash used in investing activities		<u>(22,594)</u>	<u>(5,784)</u>
Cash flows from financing activities:			
Interest paid	A	(843)	(1,080)
Repayments of lease liabilities	A	(4,977)	(4,740)
Net cash used in financing activities		<u>(5,820)</u>	<u>(5,820)</u>
Net increase in cash and cash equivalents		<u>127,551</u>	<u>63,783</u>
Cash and cash equivalents at beginning of financial year		<u>7,016,536</u>	<u>6,952,753</u>
Cash and cash equivalents at end of financial year	4	<u>7,144,087</u>	<u>7,016,536</u>

Note A: Reconciliation of liabilities arising from financing activities

	1 October 2024 SGD	<u>Cash flows</u> SGD	<u>Acquisition</u> SGD	-----Non-cash changes----- Accretion of interests SGD	30 September 2025 SGD
Lease liabilities	19,985	(5,820)	-	843	15,008
	1 October 2023 SGD	<u>Cash flows</u> SGD	<u>Acquisition</u> SGD	-----Non-cash changes----- Accretion of interests SGD	30 September 2024 SGD
Lease liabilities	24,725	(5,820)	-	1,080	19,985

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

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

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

1 GENERAL INFORMATION

Real Estate Developers' Association of Singapore (the "Association") (Unique Entity Number: S59SS0018D) is registered under the Societies Act and domiciled in Singapore. The address of its registered office is 190, Clemenceau Avenue, #07-01, Singapore Shopping Centre, Singapore 239924.

The principal activities of the Association are those relating to promote real estate development and investment.

2 MATERIAL ACCOUNTING POLICY INFORMATION

2.1 Basis of preparation

These financial statements have been prepared in accordance with Singapore Financial Reporting Standards ("FRS") under the historical cost convention except as disclosed in the accounting policies below.

The preparation of these financial statements in conformity with FRS requires management to exercise its judgement in the process of applying the Association'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 estimates and assumptions are significant to the financial statements are disclosed in Note 3 to the financial statements.

On 1 October 2024, the Association adopted the new or amended FRS and Interpretations of FRS ("INT FRS") that are mandatory for application for the financial year. Changes to the Association's accounting policies have been made as required, in accordance with the transitional provisions in the respective FRS and INT FRS.

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

2.2 Financial assets

The Association classifies its financial assets into the following measurement categories:

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

The classification depends on the Association's operation model for managing the financial assets as well as the contractual terms of the cash flows of the financial assets.

The Association reclassifies debt instruments when, and only when, the Association's operation model for managing those assets changes.

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

2.2 Financial assets (Cont'd)

(a) Initial recognition and measurement

Financial assets are recognised when, and only when, the Association becomes party to the contractual provisions of the instruments.

At initial recognition, the Association measures a financial asset at its fair value plus, in the case of a financial asset not at FVPL, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

Trade receivables are measured at the amount of consideration to which the Association expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third party, if the trade receivables do not contain a significant financing component at initial recognition.

(b) Subsequent measurement

Debt instruments

Subsequent measurement of debt instruments depends on the Association's operation model for managing the asset and the contractual cash flow characteristics of the asset. The Association only has debt instruments at amortised cost.

Financial assets that are held for the collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets are measured at amortised cost using the effective interest method, less impairment. Gain and losses are recognised in profit or loss when the assets are de-recognised or impaired, and through the amortisation process.

(c) De-recognition

A financial asset is de-recognised where the contractual right to receive cash flows from the asset has expired. On de-recognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received and any cumulative gain or loss that had been recognised in other comprehensive income for debt instruments is recognised in profit or loss.

(d) Impairment

The Association recognises an allowance for expected credit losses ("ECLs") for all debt instruments not held at FVPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Association expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is recognised for credit losses expected over the remaining life of the exposure, irrespective of timing of the default (a lifetime ECL).

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

2.2 Financial assets (Cont'd)

(d) Impairment (Cont'd)

For trade receivables, the Association applies a simplified approach in calculating ECLs. Therefore, the Association does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Association has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment which could affect debtors' ability to pay.

The Association considers a financial asset in default when contractual payments are 180 days past due. However, in certain cases, the Association may also consider a financial asset to be in default when internal or external information indicates that the Association is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Association. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

2.3 Financial liabilities

(a) Initial recognition and measurement

Financial liabilities are recognised when, and only when, the Association becomes a party to the contractual provisions of the financial instrument. The Association determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value plus in the case of financial liabilities not at FVPL, net of directly attributable transaction costs.

(b) Subsequent measurement

After initial recognition, financial liabilities that are not carried at FVPL are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are de-recognised, and through the amortisation process.

(c) De-recognition

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. On de-recognition, the difference between the carrying amounts and the consideration paid is recognised in profit or loss.

2.4 Offsetting of financial instruments

A financial asset and a financial liability shall be offset and the net amount presented in the statement of financial position when, and only when, the Association:

- (a) currently has a legally enforceable right to set off the recognised amounts; and
- (b) intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

2.5 Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents comprise cash on hand and deposits with financial institutions which are subject to an insignificant risk of changes in value.

2.6 Property and equipment

All items of property and equipment are initially recorded at cost. Subsequent to recognition, property and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses, if any.

The cost of property and equipment includes its purchase price and any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the Management Committee. Dismantlement, removal or restoration costs are included as part of the cost of property and equipment if the obligation for dismantlement, removal or restoration is incurred as a consequence of acquiring or using the property and equipment.

Depreciation is calculated using the straight-line method to allocate depreciable amounts over their estimated useful lives. The estimated useful lives are as follows:

	<u>Useful lives</u>
Leasehold building	50 years
Computer hardware and software	3 years
Furniture and fittings	10 years
Renovation	10 years
Office equipment	10 years

The useful lives, residual values and depreciation method are reviewed at the end of each reporting period, and adjusted prospectively, if appropriate. The effects of any revision are recognised in profit or loss when the changes arise.

An item of property and equipment is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on de-recognition of the asset is included in profit or loss in the financial year the asset is de-recognised.

2.7 Impairment of non-financial assets

The Association assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, (or, where applicable, when an annual impairment testing for an asset is required), the Association makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs of disposal and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Impairment losses are recognised in profit or loss.

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

2.7 Impairment of non-financial assets (Cont'd)

A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss.

2.8 Provisions

Provisions are recognised when the Association has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

2.9 Leases – as lessee

The Association assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Association applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Association recognises lease liabilities representing the obligations to make lease payments and right-of-use assets representing the right to use the underlying leased assets.

Right-of-use assets

The Association recognises right-of-use assets at the commencement date of the lease (i.e. the date the underlying asset is available for use).

Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets as follows:

Office equipment	5 years
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If ownership of the leased asset transfers to the Association at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment. The accounting policy for impairment is disclosed in Note 2.7 to the financial statements.

The Association's right-of-use assets are presented in the statement of financial position.

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

2.9 Leases – as lessee (Cont'd)

Lease liabilities

At the commencement date of the lease, the Association recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Association and payments of penalties for terminating the lease, if the lease term reflects the Association exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Association uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g. changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

The Association's lease liabilities are presented in the statement of financial position.

Short-term leases and leases of low-value assets

The Association applies the short-term recognition exemption to its short-term leases (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

2.10 Revenue recognition

Revenue is measured based on the consideration to which the Association expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Revenue is recognised when the Association satisfies a performance obligation by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A performance obligation may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied performance obligation.

(a) Subscription fees

The Association provides membership services to its members. Subscription fees are recognised as a performance obligation satisfied over time. They are recognised as revenue in the period to which the subscription fees relate. Unearned revenue relating to future period is included in contract liabilities.

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

2.10 Revenue recognition (Cont'd)

(b) Entrance fees

The Association provides members administrative services in the application of membership status. The entrance fees are due and recognised as revenue upon approval of membership application.

(c) Services

The Association organises seminars, courses, social and overseas activities. Such services are recognised as a performance obligation satisfied over time. Revenue from seminars, courses, social and overseas activities are recognised as revenue over the duration of the programmes and in the period during which service is provided. Unearned revenue relating to service to be rendered in future periods is included in contract liabilities.

(d) Interest income

Interest income is recognised as the interest accrues based on effective interest method.

2.11 Taxes

(a) Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authority. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the end of the reporting date.

Current income taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity. The Management Committee periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(b) Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

(c) Goods and Services Tax ("GST")

Revenue, expenses and assets are recognised net of the amount of GST except:

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

2.11 Taxes (Cont'd)

(c) Goods and Services Tax ("GST") (Cont'd)

- (i) where the GST incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- (ii) receivables and payables that are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statement of financial position.

2.12 Functional and presentation currency

Items included in the financial statements of the Association are measured using the currency of the primary economic environment in which the Association operates ("functional currency"). The financial statements are presented in Singapore Dollar ("SGD"), which is the Association's functional currency.

2.13 Employee benefits

(a) Defined contribution plans

The Association makes contributions to the Central Provident Fund scheme in Singapore, a defined contribution pension scheme. Contributions to defined contribution pension schemes are recognised as an expense in the period in which the related service is performed.

(b) Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Association has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

2.14 Government grants

Government grants are recognised as a receivable when there is reasonable assurance that the grant will be received and all attaching conditions will be complied with.

When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, the fair value is recognised as deferred income on the statement of financial position and is recognised as income in equal amounts over the expected useful life of the related asset.

3 SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of the Association's financial statements requires the Management Committee to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in the future periods.

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

3.1 Judgements made in applying the Association's accounting policies

The Management Committee is of the opinion that there are no significant judgements made in applying accounting estimates and policies that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

3.2 Key sources of estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period are discussed below. The Association based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Association. Such changes are reflected in the assumptions when they occur.

Depreciation of property and equipment

The Association's property and equipment are depreciated using the straight-line method to allocate depreciable amounts over their estimated useful lives. The Management Committee estimates the useful lives of the property and equipment to be within 3 to 50 years. The estimation of the useful lives and residual values involves assumptions concerning the future and estimations of the assets common life expectancies and expected level of usage. Any changes in the expected useful lives of these assets would affect the carrying amount of the Association's property and equipment and the depreciation charges for the financial year.

The carrying amount of the Association's property and equipment as at 30 September 2025 was SGD 204,790 (2024: SGD 205,989) and the depreciation charge for the financial year ended 30 September 2025 was SGD 23,793 (2024: SGD 21,051).

Provision for expected credit losses of trade receivables

The Association uses a provision matrix to calculate ECLs for trade receivables. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Association's historical observed default rates. The Association will calibrate the matrix to adjust historical credit loss experience with forward-looking information. At every reporting date, historical default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Association's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future. The information about the ECLs on the Association's trade receivables is disclosed in Note 20(a) to the financial statements.

The carrying amount of the Association's trade receivables as at 30 September 2025 was SGD 209,388 (2024: SGD 109,480).

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

3.2 Key sources of estimation uncertainty (Cont'd)

Taxes

In determining the income tax liabilities, the Management Committee is required to estimate the amount of deductibility of certain expenses, capital allowances and applicable tax incentives. There are transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of the Association's activities. The Association recognises liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such difference will impact income tax and deferred tax provisions in the period in which such determination is made.

The carrying amounts of the Association's income tax liabilities and deferred tax liabilities as at 30 September 2025 were SGD 12,858 (2024: SGD 4,029) and SGD Nil (2024: SGD Nil) respectively.

4 CASH AND CASH EQUIVALENTS

CASH AND CASH EQUIVALENTS	<u>2025</u> SGD	<u>2024</u> SGD
Cash on hand	94	40
Cash at bank	728,375	593,645
Cash and bank balances	728,469	593,685
Fixed deposits with financial institutions - unpledged	6,540,784	6,426,217
	7,269,253	7,019,902

Included in the above cash and bank balances are amounts of SGD 125,166 and SGD Nil (2024: SGD Nil and SGD 3,366) arising from sponsorship for REDAS-NUS-SUTD sustainability research and REDAS Building Art Fund respectively where withdrawals from these amounts are restricted.

At the reporting date, cash and cash equivalents are denominated in Singapore Dollar.

At the reporting date, unpledged fixed deposits are placed with financial institutions for varying periods between 3 to 12 (2024: 3 to 12) months depending on the immediate cash requirements of the Association and earn interest of 0.10% to 2.30% (2024: 0.10% to 3.20%) per annum.

For the purpose of presenting the statement of cash flows, cash and cash equivalents comprise the following at the end of the financial year:

	<u>2025</u> SGD	<u>2024</u> SGD
Cash and bank balances (as above)	728,469	593,685
Fixed deposits with financial institutions (as above)	6,540,784	6,426,217
Less: Restricted cash		
Sponsorship for REDAS-NUS-SUTD sustainability research (Note 8)	(125,166)	-
Balance from REDAS Building Art Fund (Note 10)	-	(3,366)
 Cash and cash equivalents per statement of cash flows	 7,144,087	 7,016,536

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025**

5 TRADE AND OTHER RECEIVABLES

	<u>2025</u> SGD	<u>2024</u> SGD
Trade receivables:		
Seminars and courses fees receivables	29,277	24,291
Social activities fees receivables	44,646	10,601
Subscription fees receivable from members	40,889	42,061
Rapid fees receivables	94,536	37,387
Non-related party	40	-
Less: Allowance for expected credit losses	-	(4,860)
	209,388	109,480
Other receivables:		
Deposits	1,578	1,250
Grant receivables	277,231	244,698
GST receivable	16,078	-
Interest receivables	26,516	52,440
Sundry debtor	3,946	1,146
	<u>534,737</u>	<u>409,014</u>

Trade receivables are non-interest bearing and are generally on 30 days' term.

At the reporting date, trade and other receivables are denominated in Singapore Dollar.

The movement in allowance for expected credit losses of trade receivables computed based on lifetime ECL was as follows:

	<u>2025</u> SGD	<u>2024</u> SGD
At beginning of financial year	4,860	-
Provision for expected credit losses	-	4,860
Amounts recovered	(1,620)	-
Amounts written off	(3,240)	-
At end of financial year	<u>-</u>	<u>4,860</u>

6 PROPERTY AND EQUIPMENT

	Leasehold building SGD	Computer hardware and software SGD	Furniture and fittings SGD	Renovation SGD	Office equipment SGD	Total SGD
Cost:						
At 1 October 2023	746,388	119,178	115,238	572,782	10,012	1,563,598
Additions	-	5,784	-	-	-	5,784
At 30 September 2024	746,388	124,962	115,238	572,782	10,012	1,569,382
At 1 October 2024	746,388	124,962	115,238	572,782	10,012	1,569,382
Additions	-	21,578	1,016	-	-	22,594
At 30 September 2025	746,388	146,540	116,254	572,782	10,012	1,591,976

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

6 PROPERTY AND EQUIPMENT (CONT'D)

	Leasehold building SGD	Computer hardware and software SGD	Furniture and fittings SGD	Renovation SGD	Office equipment SGD	Total SGD
Accumulated depreciation:						
At 1 October 2023	537,407	107,425	114,836	572,782	9,892	1,342,342
Depreciation	14,928	5,869	134	-	120	21,051
At 30 September 2024	552,335	113,294	114,970	572,782	10,012	1,363,393
At 1 October 2024	552,335	113,294	114,970	572,782	10,012	1,363,393
Depreciation	14,928	8,663	202	-	-	23,793
At 30 September 2025	567,263	121,957	115,172	572,782	10,012	1,387,186
Carrying amount:						
At 30 September 2024	194,053	11,668	268	-	-	205,989
At 30 September 2025	179,125	24,583	1,082	-	-	204,790

7 RIGHT-OF-USE ASSET

	Office equipment SGD
Carrying amount:	
At 1 October 2023	24,581
Depreciation	(5,175)
At 30 September 2024	19,406
At 1 October 2024	19,406
Depreciation	(5,175)
At 30 September 2025	14,231

8 TRADE AND OTHER PAYABLES

	2025 SGD	2024 SGD
Trade payables:		
Non-related parties	28,438	11,853
Payables for social activities	10,134	98,795
Payables for seminars and courses	25,428	16,511
Accrued expenses	269,324	273,812
Accrual for expenditure for social activities	-	14,488
Accrual for expenditure for seminars and courses	176	132
Accrual for unutilised annual leave	31,071	36,737
Other payables:		
GST payable	-	1,833
Sponsorship for REDAS-NUS-SUTD sustainability research	125,166	-
Sundry creditor	1,799	-
	491,536	454,161

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025**

8 TRADE AND OTHER PAYABLES (CONT'D)

Trade and other payables are non-interest bearing and are normally settled on 30 to 60 days' terms.

At the reporting date, trade and other payables are denominated in Singapore Dollar.

The movement in sponsorship for REDAS-NUS-SUTD sustainability research was as follows:

	<u>2025</u> SGD	<u>2024</u> SGD
At beginning of financial year	-	-
Sponsorship received	250,000	-
Amounts disbursed	(124,834)	-
At end of financial year	<u>125,166</u>	-

9 CONTRACT LIABILITIES

	30 September <u>2025</u> SGD	1 October <u>2024</u> SGD	1 October <u>2023</u> SGD
Subscription fees received in advance from members	495,225	499,213	459,250
Rapid fees received in advance	86,730	9,800	-
Seminar and course fees received in advance	58,900	35,990	-
Social activities fees received in advance	138,456	-	-
	<u>779,311</u>	<u>545,003</u>	<u>459,250</u>

Contract liabilities are recognised as income when the Association satisfies the performance obligations under the contracts. Significant changes in contract liabilities balances during the period are as follows:

	<u>2025</u> SGD	<u>2024</u> SGD
Income recognised that was included in the contract liabilities balance at the beginning of the financial year	(545,003)	(459,250)
Increase due to cash received, excluding amounts recognised as income during the financial year	<u>779,311</u>	<u>545,003</u>

10 BALANCE FROM REDAS BUILDING ART FUND

	<u>2025</u> SGD	<u>2024</u> SGD
At beginning of financial year	3,366	3,366
Donation	(3,366)	-
At end of financial year	<u>-</u>	<u>3,366</u>

The above is the unutilised amount received from REDAS Building Art Fund, which was established in 1994 to promote public art by the Association.

At the reporting date, balance from REDAS Building Art Fund is denominated in Singapore Dollar.

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

11 LEASE LIABILITIES

The Association has a lease contract for office equipment with lease term of 5 years.

	<u>2025</u> SGD	<u>2024</u> SGD
Current	5,226	4,977
Non-current	9,782	15,008
Total	15,008	19,985

The carrying amount of lease liabilities and the movements during the financial year are disclosed in the statement of cash flows and the maturity analysis of lease liabilities is disclosed in Note 20(b) to the financial statements.

Amounts recognised in profit or loss:

	<u>2025</u> SGD	<u>2024</u> SGD
Depreciation of right-of-use assets (Note 7)	5,175	5,175
Interest expenses on lease liabilities (Note 15)	843	1,080
Total amount recognised in profit or loss	6,018	6,255

The Association had total cash outflows for leases of SGD 5,820 (2024: SGD 5,820).

12 REVENUE AND OTHER INCOME

	<u>2025</u> SGD	<u>2024</u> SGD
(a) Disaggregation of revenue		
<u>Timing of transfer of service</u>		
At a point in time	5,000	8,500
Over time	2,401,423	2,340,946
	2,406,423	2,349,446
(b) Other income		
Government grants	121,931	130,521
Interest income	147,950	179,636
Rapid – onboarding fees	26,250	17,500
Rapid – subscription fees	31,500	7,000
SBF grants	37,920	-
Sundry income	14,450	30,411
	380,001	365,068

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025**

13 ADMINISTRATIVE EXPENSES

	<u>2025</u> SGD	<u>2024</u> SGD
Accounting fee	44,515	32,900
Auditor's remuneration	9,000	8,500
CPF contributions	147,874	122,564
Depreciation of property and equipment	23,793	21,051
Depreciation of right-of-use asset	5,175	5,175
Donations	31,746	65,000
Employee cohesion	1,982	2,831
Entertainment and refreshment	12,821	13,180
Insurance	928	869
IT support	93,638	30,422
Medical and welfare for employees	17,930	9,071
Newspapers and periodicals	780	787
Office cleaning	3,604	3,177
Office maintenance	7,505	251
Postages, telephone and internet charges	2,897	3,035
Printing and stationery	3,897	5,664
Professional fees	6,020	21,950
Property tax	21,450	20,800
Repairs and maintenance	63,550	67,991
Salaries and bonus	1,480,406	1,309,658
Subscription	3,044	5,281
Sundry expenses	6,561	3,161
Training courses for employees	14,225	-
Transport and travelling expenses	4,566	14,094
Utilities	5,104	6,010
	<hr/>	<hr/>
	2,013,011	1,773,422

14 OTHER EXPENSES

	<u>2025</u> SGD	<u>2024</u> SGD
Bank charges	894	570
Expenditure for appreciation award	-	13,000
Expenditure for lifetime achievement award	8,000	-
Expenditure for Local Enterprise Association Development Programme	-	6,890
Lead audit fee	945	450
Photography for MC members	1,288	920
Rebranding expenses	36,153	-
Stripe charges	2,821	128
	<hr/>	<hr/>
	50,101	21,958

15 FINANCE COSTS

	<u>2025</u> SGD	<u>2024</u> SGD
Interest expenses on lease liabilities	843	1,080

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025**

16 IMPAIRMENT LOSS ON FINANCIAL ASSETS

	<u>2025</u> SGD	<u>2024</u> SGD
Trade receivables	8,605	6,735

17 INCOME TAX EXPENSE/(CREDIT)

The major components of income tax expense/(credit) recognised in profit or loss for the financial years ended 30 September 2025 and 2024 were:

	<u>2025</u> SGD	<u>2024</u> SGD
Current income tax		
- Current year	-	4,029
- Under/(Over)provision in respect of prior years	8,829	(25,700)
Income tax expense/(credit) recognised in profit or loss	8,829	(21,671)

Relationship between income tax expense/(credit) and accounting profit

A reconciliation between income tax expense/(credit) and the product of accounting profit multiplied by the applicable corporate tax rate for the financial years ended 30 September 2025 and 2024 were as follows:

	<u>2025</u> SGD	<u>2024</u> SGD
Surplus before income tax	60,794	167,836
Income tax using the statutory tax rate of 17% (2024: 17%)	10,335	28,532
Adjustments:		
- Non-deductible expenses	7,738	12,935
- Income not subject to tax	(20,138)	-
- Partial tax exemption	-	(13,708)
- Utilisation of approved donations	-	(5,257)
- Others	2,065	(18,473)
Under/(Over)provision in respect of prior years	8,829	(25,700)
Income tax expense/(credit) recognised in profit or loss	8,829	(21,671)

18 EMPLOYEE BENEFITS EXPENSE

	<u>2025</u> SGD	<u>2024</u> SGD
Salaries and bonus	1,480,406	1,309,658
Employer's contribution to Central Provident Fund	147,874	122,564
Employee cohesion	1,982	2,831
Medical and welfare for employees	17,930	9,071
Training courses for employees	14,225	-
Travelling expenses	2,640	12,069
	1,665,057	1,456,193

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

19 SIGNIFICANT RELATED PARTY TRANSACTIONS

In addition to the related party information disclosed elsewhere in the financial statements, the Association have the following significant transactions between the Association and related parties during the financial year on terms agreed by the parties concerned.

	<u>2025</u> SGD	<u>2024</u> SGD
Compensation of key management personnel:		
Short-term employee benefits	297,020	285,820
Employer's contribution to Central Provident Fund	19,062	15,258
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	316,082	301,078

20 FINANCIAL RISK MANAGEMENT

The Association's activities expose it to a variety of financial risks from its operation. The key financial risks include credit risk, liquidity risk and market risk (including interest rate risk).

The Management Committee is responsible for setting the objectives and underlying principles of financial risk management for the Association. The management team then establishes and executes 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 Management Committee.

There has been no change to the Association's exposure to these financial risks or the manner in which it manages and measures the risks.

(a) Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in a loss to the Association. The Association's exposure to credit risk arises primarily from trade and other receivables. For cash and cash equivalents, the Association minimises credit risk by dealing exclusively with high credit rating counterparties.

The Association has adopted a policy of only dealing with creditworthy counterparties. The Association performs ongoing credit evaluation of its counterparties' financial condition and generally do not require a collateral.

The Association considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period.

The Association has determined the default event on a financial asset to be when internal and/or external information indicates that the financial asset is unlikely to be received, which could include default of contractual payments due for more than 180 days or there is significant difficulty of the counterparty.

To minimise credit risk, the Association has developed and maintained the Association's credit risk grading to categorise exposures according to their degree of risk of default. The credit rating information is supplied by publicly available financial information and the Association's own records to rate its members and other debtors.

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

20 FINANCIAL RISK MANAGEMENT (CONT'D)

(a) Credit risk (Cont'd)

The Association considers available reasonable and supportive forward-looking information which includes the following indicators:

- Internal credit rating
- External credit rating
- Actual or expected significant adverse changes in operation, financial or economic conditions that are expected to cause a significant change to the debtor's ability to meet its obligations
- Actual or expected significant changes in the operating results of the debtor
- Significant increases in credit risk on other financial instruments of the same debtor
- Significant changes in the expected performance and behaviour of the debtor, including changes in the payment status of debtors in the group and changes in the operating results of the debtor.

Regardless of the analysis above, a significant increase in credit risk is presumed if a debtor is more than 30 days past due in making contractual payment.

The Association determined that its financial assets are credit-impaired when:

- There is significant difficulty of the debtor
- A breach of contract, such as a default or past due event
- It is becoming probable that the debtor will enter bankruptcy or other financial reorganisation
- There is a disappearance of an active market for that financial asset because of financial difficulty

The Association categorises a receivable for potential write-off when a debtor fails to make contractual payments more than 180 days past due. Financial assets are written off when there is evidence indicating that the debtor is in severe financial difficulty and the debtor has no realistic prospect of recovery.

The Association's current credit risk grading framework comprises the following categories:

Category	Definition of category	Basis for recognising expected credit loss ("ECL")
I	Counterparty has a low risk of default and does not have any past due amounts.	12-month ECL
II	Amount is > 30 days past due or there has been a significant increase in credit risk since initial recognition.	Lifetime ECL – not credit-impaired
III	Amount is > 180 days past due or there is evidence indicating the asset is credit-impaired (in default).	Lifetime ECL – credit-impaired
IV	There is evidence indicating that the debtor is in severe financial difficulty and the debtor has no realistic prospect of recovery.	Amount is written off

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

20 FINANCIAL RISK MANAGEMENT (CONT'D)

(a) Credit risk (Cont'd)

The table below details the credit quality of the Association's assets, as well as maximum exposure to credit risk by credit risk rating categories:

	<u>Category</u>	<u>12-month or lifetime ECL</u>	<u>Gross carrying amount SGD</u>	<u>Loss allowance SGD</u>	<u>Net carrying amount SGD</u>
<u>At 30 September 2025</u>					
Trade receivables (Note 5)	*	Lifetime ECL (simplified)	209,388	-	209,388
Other receivables (Note 5)					
- Deposits		12-month ECL	1,578	-	1,578
- Grant receivables		12-month ECL	277,231	-	277,231
- GST receivable		12-month ECL	16,078	-	16,078
- Interest receivables		12-month ECL	26,516	-	26,516
- Sundry debtor		12-month ECL	3,946	-	3,946
<u>At 30 September 2024</u>					
Trade receivables (Note 5)	*	Lifetime ECL (simplified)	114,340	(4,860)	109,480
Other receivables (Note 5)					
- Deposits		12-month ECL	1,250	-	1,250
- Grant receivables		12-month ECL	244,698	-	244,698
- Interest receivables		12-month ECL	52,440	-	52,440
- Sundry debtor		12-month ECL	1,146	-	1,146

Trade receivables

* For trade receivables, the Association has applied the simplified approach in FRS 109 to measure the loss allowance at lifetime ECL. The Association determines the ECL by using a provision matrix, estimated based on historical credit loss experience based on the past due status of the debtors, adjusted as appropriate to reflect current conditions and estimates of future economic conditions. Accordingly, the credit risk profile of trade receivables is presented based on their past due status in terms of the provision matrix.

	Trade receivables			
	Not past due SGD	Days past due		Total SGD
		≤ 180 days SGD	> 180 days SGD	
ECI rate		0%	0%	100%
<u>At 30 September 2025</u>				
Estimated total gross carrying amount at default ECL	37,621	171,767	-	209,388
				<u>209,388</u>

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025**

20 FINANCIAL RISK MANAGEMENT (CONT'D)

(a) Credit risk (Cont'd)

	Trade receivables				<u>Total</u> SGD
	Not past due SGD	Days past due ≤ 180 days SGD	Days past due > 180 days SGD		
ECL rate	0%	0%	100%		
<u>At 30 September 2024</u>					
Estimated total gross carrying amount at default ECL	64,607	44,873	4,860	114,340	(4,860)
					<u>109,480</u>

Information regarding loss allowance movement of trade receivables is disclosed in Note 5 to the financial statements.

Concentrations arise when a number of counterparties are engaged in similar activities, or activities in the same geographical region, or have economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Association's performance to developments affecting a particular industry.

The Association's trade receivables comprise 1 (2024: 1) debtor that represented 45% (2024: 34%) of the trade receivables at the reporting date.

Financial assets that are neither past due nor impaired

Cash and cash equivalents that are neither past due nor impaired are placed with banks with high credit rating.

Financial assets that are either past due or impaired

There is no other class of financial assets that is past due or impaired except for trade receivables as disclosed above.

Other receivables

The Association assessed the latest performance and financial position of the counterparties, adjusted for the future outlook of the industry in which the counterparties operate in, and concluded that there has been no significant increase in the credit risk since the initial recognition of the financial asset. Accordingly, the Association measured the impairment loss allowance using 12-month ECL and determined that the ECL is insignificant.

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025**

20 FINANCIAL RISK MANAGEMENT (CONT'D)

(b) Liquidity risk

Liquidity risk refers to the risk that the Association will encounter difficulties in meeting its short-term obligations due to shortage of funds. The Association's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. It is managed by matching the payment and receipt cycles. The Association's approach is to maintain continuity of funding. The Association finances its working capital requirements through funds generated from operation. The Management Committee is satisfied that funds are available to finance the operation of the Association.

Analysis of financial assets and liabilities by remaining contractual maturities

The table below summarises the maturity profile of the Association's financial assets and liabilities based on contractual undiscounted repayment obligations.

	Carrying amount SGD	Contractual cash flows SGD	One year or less SGD	One to five years SGD
<u>At 30 September 2025</u>				
Financial assets:				
Cash and cash equivalents	7,269,253	7,269,253	7,269,253	-
Trade and other receivables	518,659	518,659	518,659	-
Total undiscounted financial assets	7,787,912	7,787,912	7,787,912	-
Financial liabilities:				
Trade and other payables	(491,536)	(491,536)	(491,536)	-
Lease liabilities	(15,008)	(16,005)	(5,820)	(10,185)
Total undiscounted financial liabilities	(506,544)	(507,541)	(497,356)	(10,185)
Total net undiscounted financial assets/(liabilities)	7,281,368	7,280,371	7,290,556	(10,185)
<u>At 30 September 2024</u>				
Financial assets:				
Cash and cash equivalents	7,019,902	7,019,902	7,019,902	-
Trade and other receivables	409,014	409,014	409,014	-
Total undiscounted financial assets	7,428,916	7,428,916	7,428,916	-
Financial liabilities:				
Trade and other payables	(452,328)	(452,328)	(452,328)	-
Balance from REDAS Building Art Fund	(3,366)	(3,366)	(3,366)	-
Lease liabilities	(19,985)	(21,825)	(5,820)	(16,005)
Total undiscounted financial liabilities	(475,679)	(477,519)	(461,514)	(16,005)
Total net undiscounted financial assets/(liabilities)	6,953,237	6,951,397	6,967,402	(16,005)

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

20 FINANCIAL RISK MANAGEMENT (CONT'D)

(c) Market risk

Market risk is the risk that changes in market prices, such as interest rates will affect the Association's income. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return on risk.

Interest rate risk is the risk that the fair value or future cash flows of the Association's financial instruments will fluctuate because of changes in market interest rates. The Association's exposure to interest rate risk arises primarily from its interest-bearing fixed deposits placed with financial institutions which generate interest income for the Association.

The Association's policy is to manage interest rate risk by keeping not more than 60% of its total fixed deposit placements or SGD 2,000,000 (2024: SGD 2,000,000) (whichever is lower) with any one of its financial institutions at any one time but with not more than eight financial institutions. The Association does not present the sensitivity analysis showing the impact arising from the change in interest rates on the Association's profit or loss as the Management Committee is of the opinion that the Association has insignificant exposure to interest rate risk.

21 FUND MANAGEMENT

The Association's objectives when managing its funds are to safeguard its ability to maintain adequate working capital to continue as a going concern, to promote real estate development and investment and these objectives remain unchanged from previous year.

22 ASSETS AND LIABILITIES BY CATEGORY

The aggregate carrying amounts of assets and liabilities are as follows:

At 30 September 2025

	Financial assets measured at amortised cost SGD	Non-financial assets SGD	Total SGD
Assets			
Cash and cash equivalents	7,269,253	-	7,269,253
Trade and other receivables	518,659	16,078	534,737
Prepayments	-	40,252	40,252
Property and equipment	-	204,790	204,790
Right-of-use asset	-	14,231	14,231
 Total assets	 7,787,912	 275,351	 8,063,263
 Liabilities			
Trade and other payables	491,536	-	491,536
Contract liabilities	-	779,311	779,311
Lease liabilities	15,008	-	15,008
Income tax liabilities	-	12,858	12,858
 Total liabilities	 506,544	 792,169	 1,298,713

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

22 ASSETS AND LIABILITIES BY CATEGORY (CONT'D)

The aggregate carrying amounts of assets and liabilities are as follows: (Cont'd)

At 30 September 2024

	Financial assets measured at amortised cost SGD	Non-financial assets SGD	Total SGD
Assets			
Cash and cash equivalents	7,019,902	-	7,019,902
Trade and other receivables	409,014	-	409,014
Prepayments	-	84,818	84,818
Property and equipment	-	205,989	205,989
Right-of-use asset	-	19,406	19,406
 Total assets	 7,428,916	 310,213	 7,739,129
 Liabilities			
Trade and other payables	452,328	1,833	454,161
Contract liabilities	-	545,003	545,003
Balance from REDAS Building Art Fund	3,366	-	3,366
Lease liabilities	19,985	-	19,985
Income tax liabilities	-	4,029	4,029
 Total liabilities	 475,679	 550,865	 1,026,544

23 FAIR VALUE OF ASSETS AND LIABILITIES

(a) Fair value hierarchy

The Association categorises fair value measurements using a fair value hierarchy that is dependent on the valuation inputs used as follows:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Association can access at the measurement date,
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly, and
- Level 3 - Unobservable inputs for the asset or liability.

Fair value measurements that use inputs of different hierarchy levels are categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

(b) Assets and liabilities measured at fair value

The Association does not have assets and liabilities that are measured at fair value on a recurring or non-recurring basis after initial recognition.

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

23 FAIR VALUE OF ASSETS AND LIABILITIES (CONT'D)

(c) Assets and liabilities not measured at fair value

The carrying amounts of cash and cash equivalents, trade and other receivables, trade and other payables, and balance from REDAS Building Art Fund are reasonable approximation of fair values due to their short-term nature.

24 NEW OR AMENDED ACCOUNTING STANDARDS AND INTERPRETATIONS

The Association has not adopted the following standards, amendments and interpretations that have been issued but not yet effective:

Reference	Description	Effective for annual periods beginning on or after	Date to be determined
Amendments to FRS 110 and FRS 28	: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture		
Amendments to FRS 21	: Lack of Exchangeability	1 January 2025	
Amendments to FRS 109 and FRS 107	: Amendments to the Classification and Measurement of Financial Instruments	1 January 2026	
Various	: Annual Improvements to FRSs Volume 11	1 January 2026	
Amendments to FRS 109 and FRS 107	: Contracts Referencing Nature-dependent Electricity	1 January 2026	
FRS 118	: Presentation and Disclosure in Financial Statements	1 January 2027	
FRS 119	: Subsidiaries without Public Accountability: Disclosures	1 January 2027	

The Management Committee expects that the adoption of the standards, amendments and interpretations above will have no material impact on the financial statements of the Association in the year of initial application.

25 AUTHORISATION OF FINANCIAL STATEMENTS FOR ISSUE

These financial statements for the financial year ended 30 September 2025 were authorised for issue by the Management Committee of the Association on 8 January 2026.