# RENAISSANCE UNITED LIMITED

(Incorporated in Singapore)
(Company Registration Number 199202747M)

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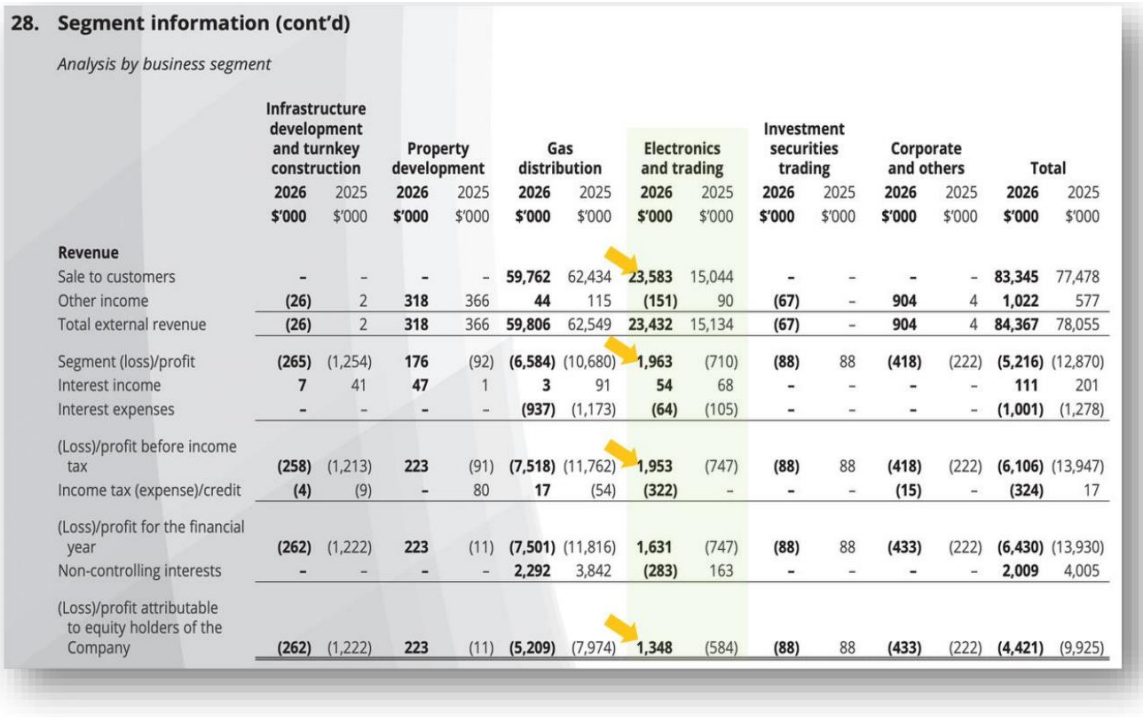
**RESPONSE TO QUERIES FROM SECURITIES INVESTORS ASSOCIATION (SINGAPORE) (THE "SIAS") ON THE FY2026 ANNUAL REPORT**

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The Board of Directors (the "**Board**") of Renaissance United Limited (the "**Company**", and together with its subsidiaries, the "**Group**") refers to the questions raised by the Securities Investors Association (Singapore) ("**SIAS**") on the Company's Annual Report for the financial year ended 30 April 2026 ("**FY2026**", and the "**Annual Report**"), and sets out its responses below. Capitalised terms used but not defined have the meanings given to them in the Annual Report.

**Q1.** The group has two main operating businesses, namely Hubei Zonglianhuan Energy Investment Group Inc. (HZLH) and ESA Electronics Pte. Ltd. (ESA). ESA assembles and trades semiconductor products, provides consultancy services to the semiconductor industry, and acts as an agent and distributor for semiconductor back-end equipment, including vision inspection and test systems.

ESA's revenue increased from $15.0 million in FY2025 to $23.6 million in FY2026, driven by strong memory chip demand associated with the expansion of AI data centres in Asia.



**28. Segment information (cont'd)**

*Analysis by business segment*

| | Infrastructure development and turnkey construction | | Property development | | Gas distribution | | Electronics and trading | | Investment securities trading | | Corporate and others | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **2026** | 2025 | **2026** | 2025 | **2026** | 2025 | **2026** | 2025 | **2026** | 2025 | **2026** | 2025 | **2026** | 2025 |
| | **$'000** | $'000 | **$'000** | $'000 | **$'000** | $'000 | **$'000** | $'000 | **$'000** | $'000 | **$'000** | $'000 | **$'000** | $'000 |
| **Revenue** | | | | | | | | | | | | | | |
| Sale to customers | **–** | – | **–** | – | **59,762** | 62,434 | **23,583** | 15,044 | **–** | – | **–** | – | **83,345** | 77,478 |
| Other income | **(26)** | 2 | **318** | 366 | **44** | 115 | **(151)** | 90 | **(67)** | – | **904** | 4 | **1,022** | 577 |
| Total external revenue | **(26)** | 2 | **318** | 366 | **59,806** | 62,549 | **23,432** | 15,134 | **(67)** | – | **904** | 4 | **84,367** | 78,055 |
| Segment (loss)/profit | **(265)** | (1,254) | **176** | (92) | **(6,584)** | (10,680) | **1,963** | (710) | **(88)** | 88 | **(418)** | (222) | **(5,216)** | (12,870) |
| Interest income | **7** | 41 | **47** | 1 | **3** | 91 | **54** | 68 | **–** | – | **–** | – | **111** | 201 |
| Interest expenses | **–** | – | **–** | – | **(937)** | (1,173) | **(64)** | (105) | **–** | – | **–** | – | **(1,001)** | (1,278) |
| (Loss)/profit before income tax | **(258)** | (1,213) | **223** | (91) | **(7,518)** | (11,762) | **1,953** | (747) | **(88)** | 88 | **(418)** | (222) | **(6,106)** | (13,947) |
| Income tax (expense)/credit | **(4)** | (9) | **–** | 80 | **17** | (54) | **(322)** | – | **–** | – | **(15)** | – | **(324)** | 17 |
| (Loss)/profit for the financial year | **(262)** | (1,222) | **223** | (11) | **(7,501)** | (11,816) | **1,631** | (747) | **(88)** | 88 | **(433)** | (222) | **(6,430)** | (13,930) |
| Non-controlling interests | **–** | – | **–** | – | **2,292** | 3,842 | **(283)** | 163 | **–** | – | **–** | – | **2,009** | 4,005 |
| (Loss)/profit attributable to equity holders of the Company | **(262)** | (1,222) | **223** | (11) | **(5,209)** | (7,974) | **1,348** | (584) | **(88)** | 88 | **(433)** | (222) | **(4,421)** | (9,925) |

*(Source: company annual report; emphasis added)*

**(i) Could management provide a breakdown of ESA's FY2026 revenue by major product category, distinguishing semiconductor components, assembly and trading activities, consultancy services, and back-end equipment distribution? What products and services are driving the growth?**

The majority of sales by ESA was to customers in China.

**(ii) Was growth due to new customer wins, increased orders from existing customers, higher selling prices or changes in product mix? How much of FY2026 revenue growth came from repeat business and how does management**

**build a business that can be sustained beyond the present AI-related investment up-cycle?**

A major customer, based in China, contributed $9.4 million of revenue.

**(iii) What visibility does ESA have over the underlying end-user demand? In addition, does the group have adequate controls to ensure full compliance with applicable export restrictions on semiconductor hardware, technology and intellectual property, particularly in its dealings with customers in China?**

**(iv) Given ESA's FY2026 revenue growth and its exposure to the semiconductor industry, has the board assessed whether ESA could create greater shareholder value as a standalone business, including through a spin-off or separate listing?**

**Company's response to Q1**

(i) ESA's revenue of S$23.6 million in FY2026 is reported in Note 4 to the financial statements as a single product line, "semi-conductor components", because the design, manufacture and sale of burn-in boards is the activity from which substantially all of ESA's revenue is derived. ESA's other activities, namely the distribution of semiconductor back-end equipment such as vision inspection and test systems, and consultancy services to the semiconductor industry, do not individually meet the threshold for separate presentation. The Company does not disclose the split of ESA's revenue by activity or by product type beyond what is presented in the financial statements, as this information is commercially sensitive and would be of use to ESA's competitors. However, ESA's revenue for FY2026 was almost entirely derived from the design, manufacture, assembly and sale of burn-in boards.

By geographical market, as set out in Note 4, S$15.4 million (65%) of ESA's revenue came from customers in the PRC, S$3.8 million (16%) from Singapore, S$2.8 million (12%) from Taiwan, S$0.5 million (2%) from Europe and S$1.0 million (4%) from other countries.

As stated in the Financial Review, the S$8.6 million (57%) increase in revenue was mainly due to increased demand for burn-in boards from semiconductor manufacturers, driven by strong demand for memory chips from the expansion of AI data centres in Asia. Revenue from customers in the PRC almost doubled, from S$8.0 million in FY2025 to S$15.4 million in FY2026.

(ii) The growth came mainly from increased orders from existing customers. As disclosed in Note 28, the Group had one major customer in FY2026, Customer A, in the electronics and trading segment, whose purchases rose from S$2.3 million in FY2025 to S$9.4 million in FY2026. That increase of S$7.1 million accounts for about 83% of the increase in ESA's revenue. The increase in revenue reflected higher volumes of burn-in boards rather than higher selling prices. The Company does not disclose the proportion of revenue from repeat customers, selling prices or product mix, as this information is commercially sensitive.

On sustainability beyond the current up-cycle, the Board refers shareholders to Note 3.1(b) to the financial statements. ESA is a well-established operating subsidiary with about 30 years of history, through several semiconductor cycles. Burn-in testing solutions are increasingly critical because of the complexity of modern chip design and the growing role of artificial intelligence, automation and data centres, and ESA continues to collaborate with global customers to meet evolving technical demands. ESA has no borrowings other than bank overdrafts fully backed by cash collateral, maintains long-standing credit arrangements with suppliers and enforces stringent payment and receivables policies, and a significant portion of its trade receivables at year-end has been collected since the reporting date. ESA's customer base spans the PRC, Singapore, Taiwan and Europe.

The Board recognises the concentration risk represented by Customer A, which accounted for about 40% of ESA's revenue and 11% of Group revenue in FY2026, and the AC monitors this

risk as part of its review of the Group's quarterly results. As announced on 16 October 2026, Group revenue for the first quarter ended 31 July 2026 rose 41% year-on-year, driven by ESA.

(iii) As described in the Sustainability Report, ESA designs, manufactures and assembles burn-in boards to its customers' specifications, in some cases around sockets supplied by the customers on a consignment basis, and its customers are semiconductor companies which use the boards in their own burn-in testing. ESA's customers are therefore the end-users of its products, and ESA's visibility of demand comes directly from them, through the specifications, qualification and orders that precede each production run. The Company does not disclose details of ESA's order book or customers' forecasts.

On export controls, ESA conducts its business, including its dealings with customers in the PRC and its distribution of back-end equipment on behalf of its principals, in compliance with the export control and sanctions laws applicable to it, and no breach has been identified by ESA's management.

(iv) The Board reviews the strategic options available to the Group and each of its businesses, including ESA, as part of its ongoing responsibility to enhance shareholder value, and takes into account the Group's financial position, the stage of development of each business and prevailing market conditions. The Board has no plans to announce in relation to ESA. Any proposal involving a spin-off or separate listing of a subsidiary would be subject to the requirements of the Listing Manual, including shareholders' approval under Chapter 10 where applicable, and to the admission criteria and chain listing considerations of the relevant exchange. Should the Board decide on any such proposal, the Company will make the appropriate announcements in accordance with its continuing disclosure obligations.

**Q2.** The company is seeking shareholder approval to expand into new markets and further diversify its property business. The group acquired shop lots at Pelangi Avenue in Johor Bahru, Malaysia which have been generating cash flow since August 2025.

The company has also entered into sale and purchase agreements with Plaza Sentosa Properties Sdn. Bhd. to acquire eight dual-key serviced apartment units in Aloft Tower, part of the Skyline One Sentosa development.

**(i) What matters remain outstanding before the circular for the extraordinary general meeting can be finalised and issued? Have any due diligence, valuation, financing or regulatory matters affected the timeline, and when does the board expect to convene the meeting?**

**(ii) What are the plans for the serviced apartments and how do the expected returns compare with the group's weighted average cost of capital and alternative investment opportunities?**

**(iii) What is the total amount the board has approved or committed to invest in Malaysian property and how will the group be funding it?**

**Company's response to Q2**

(i) The Annual Report referred to a circular seeking shareholders' approval for the expansion of the Group's property business into new markets and its diversification into related businesses. Since then, the viability of one of the businesses proposed for the diversification has been affected by the trade tariffs imposed by the United States administration, which is presenting challenges for Maxstar's customers. RUW remains in discussions with Maxstar's management regarding future plans, which may include local assembly operations and closer cooperation with existing distributors. The results of the US mid-term elections may give further clarity. As such the Board is proceeding with a circular focusing on the property business first.

The Group's geographical expansion comprising the two property investments in Malaysia, Pelangi Avenue and the eight serviced apartment units in the Skyline One Sentosa

development, were fully announced at the time they were made, on 26 June 2024 in the case of Pelangi Avenue and on 22 October 2025 and 22 January 2026 in the case of Skyline One Sentosa. Both were off-plan acquisitions, purchased directly from established developers before completion. Pelangi Avenue, developed by a subsidiary of SP Setia Berhad, has since been completed, and it is fully tenanted as at the date of this response; at 30 April 2026 it was independently valued at about 20% above its cost (Note 13). Skyline One Sentosa, developed by the TSLAW Group, is under construction in Taman Sentosa, close to the Johor Bahru city centre and in close proximity to the Bukit Chagar station of the Johor Bahru to Singapore Rapid Transit System Link, which is expected to commence passenger service in early 2027.

The Company will shortly be submitting a circular in relation to the Skyline One Sentosa acquisition. The circular is being finalised by reference to the audited FY2026 financial statements, which were finalised on 14 October 2026, and is subject to the review of the SGX-ST before it can be issued. The Company is not in a position to comment on the contents of the circular or on the resolution to be proposed until the circular has been cleared and issued, and shareholders will be provided with the relevant information in the circular.

No due diligence, valuation or financing matter has affected the acquisition, which is proceeding in accordance with the sale and purchase agreements. The timing of the circular has been affected by the completion of the FY2026 audit, for the reasons announced on 12 August and 21 September 2026. The Company will announce the date of the extraordinary general meeting once the circular is ready for dissemination.

(ii) As stated in the Company's announcements of 22 October 2025 and 22 January 2026, the eight units in Aloft Tower, Skyline One Sentosa, are being acquired to be retained and held by the Group for rental income and capital appreciation, in the same way as the Pelangi Avenue shop lots, as a redeployment of the proceeds of the Falling Water Project sale into the Malaysian property market. The development is under construction. Under the sale and purchase agreements the developer is to deliver vacant possession within 66 months of the date of each agreement, that is by April 2031 for the first seven units and June 2031 for the eighth, and the consideration is payable in instalments against certified construction progress, with 92.5% payable by April 2031 and the balance on legal completion. The first instalment of 10% has been paid. The units are dual-key units, each of which can be let as two self-contained suites or as one.

The Company does not publish projected rental yields for individual properties. For reference, Note 13 to the financial statements shows that the Pelangi Avenue shop lots, acquired at a cost of S$966,000, were fully let from August 2025, generated rental income of S$73,000 in the roughly nine months to 30 April 2026, and were independently valued at S$1,155,000 at 30 April 2026, about 20% above cost. As stated in Note 3.1(d), Pelangi Avenue has generated positive cash flows since August 2025 and, based on the anticipated rental yield and potential capital appreciation, is expected to contribute to the Group's financial sustainability.

In approving the Skyline One Sentosa Acquisitions, the Board considered the independent valuation, the expected returns against the Group's cost of funds and the alternative uses of the proceeds of the Falling Water Project sale, including the options still under evaluation for the remaining Falling Water land, which is zoned for non-residential use. The amounts involved are modest relative to the Group's total assets of S$74.5 million (Q1 FY2027 unaudited financial statements), and the Board regards the Malaysian properties as a source of recurring income that is not correlated with the Group's gas distribution and semiconductor businesses.

(iii) Other than Pelangi Avenue and the Skyline One Sentosa Acquisitions, the Group has not identified any other property for purchase or development, and the Board has not approved any further investment in Malaysian property.

Pelangi Avenue was funded from the proceeds of the Falling Water Project sale. The Skyline One Sentosa consideration is to be satisfied by a combination of internal resources and, where

appropriate, external financial facilities from banks or other financial institutions. The instalment schedule spreads the balance of the consideration over the period to 2031, so that no significant single payment falls due before September 2027. Kindly refer to Company's announcements of 22 October 2025 and 22 January 2026 which include the payment schedule.

**Q3.** On 14 October 2026, the company announced material differences between its audited and unaudited financial statements following the finalisation of audit by the independent auditors. The reported loss for the financial year increased from $(1.72) million on an unaudited basis to $(6.22) million. Subsequently, in the annual report, the FY2026 loss was again changed and reported as $(6.43) million.

Following the audit, loss for the year increased by more than 270%.

The audit committee (AC) comprises Mr Koh Beng San (chairman), Mr Aswath Ramakrishnan and Mr Sazali Bin Mohd Nor. The annual report identifies the audit committee chairman as a qualified practising accountant.

More concerning for minority shareholders is the fact that the company has announced material discrepancies between its audited and unaudited financial statements in every year from 2014 to 2026, spanning 13 consecutive years. This recurring pattern raises questions about the effectiveness of the company's financial reporting processes, internal controls and audit committee oversight.

| | | | | |
|---|---|---|---|---|
| 14 Oct 2026 11:59 PM | RENAISSANCE UNITED LIMITED | RENAISSANCE UNITED LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 15 Aug 2025 12:08 AM | RENAISSANCE UNITED LIMITED | RENAISSANCE UNITED LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 15 Aug 2024 10:26 PM | RENAISSANCE UNITED LIMITED | RENAISSANCE UNITED LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 14 Sep 2023 07:57 PM | RENAISSANCE UNITED LIMITED | RENAISSANCE UNITED LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 08 Nov 2022 09:50 PM | RENAISSANCE UNITED LIMITED | RENAISSANCE UNITED LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 24 Sep 2021 10:40 PM | RENAISSANCE UNITED LIMITED | RENAISSANCE UNITED LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 12 Nov 2020 08:03 PM | RENAISSANCE UNITED LIMITED | RENAISSANCE UNITED LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 15 Aug 2019 05:51 PM | RENAISSANCE UNITED LIMITED | RENAISSANCE UNITED LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 09 Oct 2018 05:11 PM | IPCO INTERNATIONAL LIMITED | IPCO INT'L LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 14 Aug 2017 08:42 PM | IPCO INTERNATIONAL LIMITED | IPCO INT'L LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 15 Aug 2016 07:32 PM | IPCO INTERNATIONAL LIMITED | IPCO INT'L LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 13 Aug 2015 05:45 PM | IPCO INTERNATIONAL LIMITED | IPCO INT'L LIMITED | Financial Statements and Related Announcement::Discrepancies between unaudited and audited accounts | Financial Statements |
| 12 Aug 2014 07:56 PM | IPCO INTERNATIONAL LIMITED | IPCO INT'L LIMITED | General Announcement::Material difference between audited and unaudited financial statement | General Announcement |

*(Source: SGX; The company changed its name from IPCO International Limited to Renaissance United Limited in December 2018.)*

**(i) Given the recurrence of material discrepancies over 13 consecutive years, what specific steps has the AC taken each year to assess the reliability of the financial reporting process and the effectiveness of internal controls? What evidence can the committee provide that corrective measures taken in response to previous discrepancies have improved financial reporting, and why have these measures failed to prevent further material variances?**

**(ii) How has the AC assessed its collective technical proficiency and familiarity with the Singapore Financial Reporting Standards (International) (SFRS(I))? Given the recurring discrepancies, how has the committee satisfied itself that it has the necessary expertise and has effectively discharged its financial reporting oversight responsibilities?**

**(iii) What are the responsibilities of the executive director, chief financial officer and finance function in preparing, reviewing and approving the financial statements?**

**(iv) What concrete remedial actions will the board take to prevent a recurrence, including any changes to the audit committee's composition, finance team, reporting processes or internal controls?**

**Company's response to Q3**

(i) The Group's unaudited full-year results are announced within the timeframe required by Rule 705(1) of the Listing Manual. They are necessarily based on provisional figures and estimates, which are then subject to review and audit. The most significant of these is the valuation of the concession assets of the Group's PRC gas distribution subsidiaries. The Group engages independent external valuers for this, and the draft figures available at the time are used to prepare the unaudited results. When the valuation and the audit are finalised, the estimates are updated, and the differences are announced under Rule 704(6).

It has been the Group's practice to announce all variances between its unaudited and audited results, not only those that are material. This is why an announcement has been made in each of the past 13 years. The differences have not run in one direction. In FY2022 and FY2024 the audited loss was lower than the unaudited loss, and from FY2022 to FY2025 the final valuation reduced the provisional impairment of the PRC gas assets in each year.

In FY2026, the difference arose almost entirely from the impairment of S$4.557 million on the PRC subsidiaries' concession assets. The valuation and audit were delayed as management was requested to consider the implications of the flooding that affected HZLH's operations from mid-May 2026 and the related insurance recoveries, as announced on 12 August and 21 September 2026, in the asset valuation process. The unaudited results announced on 29 June 2026 stated that asset valuations were based on draft information and might change upon completion of the third-party valuations.

As part of its review of each year's results, the AC reviews the unaudited results before announcement, discusses the significant estimates with management, the external auditors and the valuers, and reviews the reconciliation between the unaudited and audited results before the Rule 704(6) announcement is released.

(ii) The Board, with the assistance of the NC, assesses the composition of the AC annually against Provision 10.2 of the Code, which requires that at least two members, including the chairman, have recent and relevant accounting or related financial management expertise or experience. As set out in the Corporate Governance Report, the AC Chairman, Mr Koh, is a Fellow of the Association of Chartered Certified Accountants, a member of the Malaysian Institute of Accountants and an ASEAN Chartered Professional Accountant, began his career in audit with BDO and served as Finance Director of Southern Industrial Gas Sdn. Bhd. He chairs the audit

committees of two companies listed on the Main Market of Bursa Malaysia. Mr Sazali, a veteran entrepreneur, has good financial literacy, and Mr Ramakrishnan, a lawyer, brings the regulatory and legal perspective that the AC's work on disclosure and compliance requires.

For the technical matters that recur in the Group's accounts, namely the service concession accounting under SFRS(I) INT 12, the impairment testing of the concession assets under SFRS(I) 1-36 and the going concern assessment, the AC considers the findings and conclusions of management, the external auditors, the PRC component auditor and the independent valuers, and evaluates and challenges the key assumptions, estimates and judgments used.

(iii) Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Companies Act 1967 and SFRS(I), and for maintaining a system of internal accounting controls, as stated in the Independent Auditor's Report. Within the Group:

The finance teams of the operating subsidiaries prepare the accounts of their subsidiaries. HZLH's finance team is managed by its Financial Controller and Deputy General Manager, Ms Chen Xiu, and HZLH's subsidiaries are audited by Lixin Zhonglian CPAs LLP, PRC, as component auditor. ESA likewise has its own finance department, and its accounts are audited by RSM SG Assurance LLP (Note 14).

The Company's finance function, under the Executive Director and Chief Financial Officer, prepares the consolidated financial statements and the results announcements, including the significant year-end estimates, and coordinates the external audit, the component auditors and the independent valuers.

Mr Blythman, as Executive Director and Chief Financial Officer and a CPA (Australia), has overall responsibility for the financial statements and results announcements submitted to the AC and the Board. He gives the AC and the Board the written assurance under Provision 9.2 of the Code that the financial records have been properly maintained and the financial statements give a true and fair view, and on the adequacy and effectiveness of the Group's risk management and internal control systems.

The AC reviews the financial statements and results announcements and recommends them to the Board, and the Board approves them. The Directors' Statement that the financial statements give a true and fair view is made by the Board as a whole.

(iv) For the reasons set out in the response to Q3(i), the Board does not consider that differences between the unaudited and audited results can be eliminated entirely, and it does not regard the differences arising from estimates as indicating a serious weakness in the Group's internal controls.

The Board, together with the NC, has reviewed the composition of the AC and the resourcing of the finance function. It is satisfied that the AC has the expertise and experience required by the Code and that the finance function is appropriately resourced, and it does not consider that changes are warranted.

The Board's objective is to reduce the extent of the differences as far as practicable. In addition to the valuation of the PRC concession assets, certain estimates relate to the adjustments required to convert the accounts of the Group's PRC subsidiaries, which are prepared under the PRC Accounting Standards for Business Enterprises, to SFRS(I) for consolidation. These adjustments are finalised with the PRC component auditors and the external auditors in the course of the audit. The AC will continue to work with management, the external auditors, the component auditors and the independent valuers to finalise significant estimates and adjustments as early as possible before the unaudited results are announced.

In addition, with effect from the unaudited results for the financial year ending 30 April 2027, where a significant estimate or adjustment has not been finalised at the date of the announcement, the announcement will identify:

(a) the assets or liabilities to which it relates and their carrying amount;

(b) the basis on which it has been made, including whether it is based on management's assessment, a draft independent valuation or adjustments to convert from PRC Accounting Standards to SFRS(I) that have not yet been agreed with the auditors;

(c) the work that remains outstanding, such as the completion of an independent valuation or the auditors' review of the conversion adjustments; and

(d) the fact that any adjustment arising on its finalisation will be reflected in the audited financial statements.

The AC will review these disclosures before each unaudited results announcement, and the Board will report on their implementation in the FY2027 Annual Report.

**BY ORDER OF THE BOARD**

Allan Tan
Company Secretary
28 October 2026