

**INVESTMENT BEVERAGE BUSINESS FUND
(THE "FUND")**

Unaudited Financial Statements
For the year ended 31 December 2022

INVESTMENT BEVERAGE BUSINESS FUND

INVESTMENT MANAGER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

Investment Manager's Report

The Investment Manager of the Fund submits the report and financial statements of the Fund for the year ended 31 December 2022.

Principal activities

The Fund is a Singapore private unit trust constituted by the Trust Deed entered into on 5 November 2008 (as amended by the First Amended and Restated Deed dated 12 December 2008 and Second Amending and Restating Deed dated 26 February 2013 and Deed of Variation dated 5 October 2021) between Investment Beverage Business Management Pte Ltd as the Investment Manager of the Fund and SG Trust (Asia) Ltd as the Trustee of the Fund.

The Fund was listed on the Singapore Exchange Securities Trading Limited ("SGX-ST") on 31 December 2008 as "Investment Co. & Unit Trust" under "Finance" sector of the Official List of SGX-ST. The Fund is not traded on SGX-ST.

The Fund has been established to pursue investment opportunities in listed securities and private equity through the investment strategies highlighted in the Memorandum. The objective of the Fund is the preservation of capital and the achievement of steady capital growth and investment returns, with a view to stable medium to long-term capital appreciation. The Fund intends to derive its profits and revenue from the dividends and capital gains generated by its investments in both listed securities and private equities.

These financial statements have been prepared in accordance with the reporting standards applicable to the Fund for the reporting period rather than Singapore Generally Accepted Accounting Principles. All investments and assets held by the Fund have been valued in accordance with the Valuation Rules as set out in the Trust Deed and Information Memorandum.

Investment Management Fees

Management fees are paid to the Investment Manager in accordance with the Information Memorandum.

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INVESTMENT MANAGER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

Results

The functional and presentation currency of the Fund is EURO ("EUR").

The performance of the Fund, as represented by the results of its operations, was as follows:

	Year ended 31 December 2022	Year ended 31 December 2021
	EUR per unit	EUR per unit
Net gain / (loss) attributable to unitholders	162,132	(13,406)

Distribution

The Fund has declared distribution of a total of EUR346,889.9046 per unit to unitholders at record date 26 July 2022 and 26 September 2022. These distributions remain partial outstanding as at 31 December 2022.

Significant changes in state of affairs

The Investment Manager is not aware of any significant changes in the operations of the Fund that will adversely affect the results.

Signed in accordance with a resolution of the Investment Manager

Dated this 23 day of February 2023

For an on behalf of
Investment Beverage Business Management Pte Ltd
As Investment Manager of
Investment Beverage Business Fund



Director

INVESTMENT BEVERAGE BUSINESS FUND

BALANCE SHEET AS AT 31 DECEMBER 2022

	Notes	As at 31 December 2022 EUR per unit	As at 31 December 2021 EUR per unit
Investments			
Quoted assets		35,474	106,393
Unquoted assets	2	2,215,377	2,004,548
		<u>2,250,851</u>	<u>2,110,941</u>
Current Assets			
Cash and cash equivalents		32,462	3,432
Loan receivable	3	4,183	-
Other receivables	4	231	385
		<u>36,876</u>	<u>3,817</u>
Current Liabilities			
Payables	5	766	3,288
Other payable	6	17,161	3,802
		<u>17,927</u>	<u>7,090</u>
Net Current Assets / (Liabilities)		18,949	(3,273)
Total Net Assets		<u>2,269,800</u>	<u>2,107,668</u>
Represented by:			
Assets attributable to unitholders		<u>2,269,800</u>	<u>2,107,668</u>

The above balance sheet should be read in conjunction with the accompanying notes.

INVESTMENT BEVERAGE BUSINESS FUND

PROFIT AND LOSS ACCOUNT FOR THE YEAR 1 JANUARY 2022 TO 31 DECEMBER 2022

	Notes	Year ended 31 December 2022	Year ended 31 December 2021
		EUR per unit	EUR per unit
Income			
Dividends		130,426	32,955
Interest from fixed income		886	965
Bank deposit income		4	(26)
Loan interest income		15	-
Realised loss on quoted assets		(7,164)	(463)
Realised gain on unquoted assets		7,496	-
Unrealised gain/(loss) on quoted assets		(3,946)	465
Unrealised gain/(loss) on unquoted assets		385,419	(18,505)
Gain/(Loss) on foreign exchange		216	(186)
		<u>513,352</u>	<u>15,205</u>
Expenditure			
Administration fee		52	104
Custodian fees		398	509
Management fee		2,665	3,160
Performance fee		631	719
Other operating expenses	7	585	38
		<u>4,331</u>	<u>4,530</u>
Gain attributable to unitholders		<u>509,021</u>	<u>10,675</u>
Distributions to unitholders		<u>(346,889)</u>	<u>(24,081)</u>
Changes in net assets attributable to unitholders		<u>162,132</u>	<u>(13,406)</u>

The above profit and loss account should be read in conjunction with the accompanying notes

INVESTMENT BEVERAGE BUSINESS FUND

STATEMENT OF MOVEMENT IN UNITHOLDERS' FUNDS AS AT 31 DECEMBER 2022

	Notes	Year ended 31 December 2022 EUR per unit	Year ended 31 December 2021 EUR per unit
At 1 January		2,107,668	2,121,074
Issue of units		-	-
Redemption of units		-	-
Changes in net assets attributable to unitholders		162,132	(13,406)
As at 31 December	8	<u>2,269,800</u>	<u>2,107,668</u>

The above statement of movement in unitholders' funds should be read in conjunction with the accompanying notes.

INVESTMENT BEVERAGE BUSINESS FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. Summary of significant accounting policies

1.a Basis of preparation

These financial statements have been prepared in accordance with the Fund's accounting standards in accordance with the Trust Deed and Information Memorandum. All investments and assets held by the Fund are valued in accordance with the Valuation Rules as set out in the Trust Deed and Information Memorandum .

These financial statements do not include all notes of the type normally included within the audited financial statements and therefore cannot be expected to provide as full an understanding of the financial performance, financial position and investment activities of the Fund as the audited financial statements.

These financial statements are prepared on the basis of fair market value of assets and liabilities except where otherwise stated.

The functional and presentation currency of the Fund is EUR.

1.b Comparatives

Where necessary, prior year comparatives have been reclassified for consistency with current year reporting period.

1.c Foreign currency transactions

Transactions in foreign currencies are initially recorded in the functional currency at the exchange rates ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the balance sheet date.

Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in a previous financial statements are recognised in profit or loss account in the reporting period in which they arise.

Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

1.d Unquoted assets

Unquoted assets comprises of private equities.

Notwithstanding the Fund's controlling interest in unquoted assets, the Fund has not prepared consolidated financial statements.

Unquoted assets not comprising underlying real estate are valued using the income multiples approach based on the last audited financial statements of the investee company and in accordance with the Trust Deed.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

Unquoted assets comprising underlying real estate are valued using the net asset approach based on the accounts of the investee company and in accordance with the Trust Deed.

1.e Quoted assets

Quoted assets comprise of quoted securities which are valued at their latest trade price.

1.f Cash and cash equivalents

Cash and short-term deposits in the balance sheet comprise cash at bank and in hand and short-term deposits with an original maturity three months or less.

1.g Payables

These amounts represent liabilities for goods and services provided to the Fund during the reporting period. The amounts are carried at cost, unsecured and are usually paid within 30 days of recognition except for management fees, custodian fees and administration fees.

1.h Receivables

Interest on investments is recognised in an accruals basis whereas dividends are accrued when the right to receive payment is established.

1.i Unitholders funds

Contributions from unitholders and the net profit attributed to the unitholders of the Fund are recognised in the Balance Sheet as amounts attributable to unitholders.

1.j Rounding

The amounts contained in the financial statements have been rounded to the nearest EUR1 per unit (where rounding is applicable).

2. Unquoted assets

	As at 31 December 2022	As at 31 December 2021
	EUR per unit	EUR per unit
Opening balance	2,004,548	2,009,744
Additions/ (distributed)	(174,590)	13,309
Unrealised gain/ (loss)	385,419	(18,505)
Closing balance	<u>2,215,377</u>	<u>2,004,548</u>

INVESTMENT BEVERAGE BUSINESS FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

3. Loan receivable

Amount due from Mr Michel Palu pursuant to the loan agreement dated 3 August 2022 for a total sum of EUR25,000,000. The loan is unsecured with 1.2% interest per annum and repayable in tranches by 31 December 2024.

4. Other receivables

	As at 31 December 2022	As at 31 December 2021
	EUR per unit	EUR per unit
Accrued interest on fixed income	179	383
Accrued dividend from unquoted investment	36	-
Accrued interest on loan	16	-
Prepayments	-	2
	<u>231</u>	<u>385</u>

5. Payables

	As at 31 December 2022	As at 31 December 2021
	EUR per unit	EUR per unit
Accrual for administration fees	10	27
Accrual for management fees	-	3,173
Accrual for asset management fee	-	2
Accrual for performance fee	678	-
Accrual for custodian fees	78	86
	<u>766</u>	<u>3,288</u>

6. Other payable

Other payable comprises balance distribution payable to unitholder relating to a distribution declaration by the Investment Manager to unitholders.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

7. Other operating expenses

	Year ended 31 December 2022	Year ended 31 December 2021
	EUR per unit	EUR per unit
Asset management fee	26	26
Bank charge	4	7
Legal fee	-	4
Withholding tax	555	1
	<u>585</u>	<u>38</u>

8. Units on issue

Movements in number of units during the semester ended 31 December 2022 were as follows:

	Year ended 31 December 2022	Year ended 31 December 2021
	No. of units	No. of units
Opening balance	3,945	3,945
Units issued/(redeemed)	-	-
Closing balance	<u>3,945</u>	<u>3,945</u>