



Corporation Ltd

Company Registration No: 197001030G  
(Incorporated in Singapore)

**UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED 30 JUNE 2022**

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**A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME****1(i) Condensed Interim Consolidated Statement of Comprehensive Income For The Six Months Ended 30 June 2022 ("1H 2022")**

	Group		Change %
	1H 2022 S\$'000	1H 2021 S\$'000	
<b>Revenue</b>	<b>252,053</b>	<b>199,707</b>	<b>26%</b>
Materials and subcontract costs	(154,302)	(115,376)	34%
Employee benefits	(32,216)	(29,093)	11%
Depreciation and amortisation	(16,822)	(16,404)	3%
Finance costs	(18,384)	(19,114)	-4%
Other operating expenses	(32,226)	(31,266)	3%
Interest income	240	1,035	-77%
Rental income	3,079	3,046	1%
Other income	6,004	9,608	-38%
Share of results of associates and a joint venture	103	803	-87%
<b>Profit before tax</b>	<b>7,529</b>	<b>2,946</b>	<b>156%</b>
Taxation	(4,536)	(2,795)	62%
<b>Profit for the period</b>	<b>2,993</b>	<b>151</b>	<b>n.m.</b>
<b>Other comprehensive income</b>			
Net fair value changes on debt and equity instruments at fair value through other comprehensive income ("FVOCI")	(234)	(734)	-68%
Foreign currency translation	(4,952)	(2,066)	140%
Share of other comprehensive income of associates	(1,962)	(954)	106%
<b>Other comprehensive income for the period, net of tax</b>	<b>(7,148)</b>	<b>(3,754)</b>	<b>90%</b>
<b>Total comprehensive income for the period</b>	<b>(4,155)</b>	<b>(3,603)</b>	<b>15%</b>
<b>Profit/(loss) attributable to:</b>			
Owners of the Company	(532)	(660)	-19%
Non-controlling interests	3,525	811	n.m.
	<b>2,993</b>	<b>151</b>	<b>n.m.</b>
<b>Total comprehensive income attributable to:</b>			
Owners of the Company	(7,147)	(3,966)	80%
Non-controlling interests	2,992	363	n.m.
	<b>(4,155)</b>	<b>(3,603)</b>	<b>15%</b>
<b>Earnings per ordinary share (cents)</b>			
-Basic	(0.02)	(0.03)	-18%
-Diluted	(0.02)	(0.03)	-18%

**A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)**

*Other information :-*

	Group		Change %
	1H 2022 S\$'000	1H 2021 S\$'000	
<b>Other Income</b>			
Foreign exchange gain	152	67	127%
Net fair value gain on derivatives	1,093	3,177	-66%
Fair value gain on investment properties	530	-	n.m
Fair value gain on investment securities	1,286	-	n.m
Government grants and other miscellaneous income	2,828	6,134	-54%
Dividend income from equity instruments	115	230	-50%
	<b>6,004</b>	<b>9,608</b>	
<b>Other operating expenses</b>	<b>(32,226)</b>	<b>(31,266)</b>	
<u>Included in other operating expenses</u>			
Sales and marketing expenses	(12,971)	(9,056)	43%
Rental expenses	(445)	(560)	-21%
Allowance for write-down of properties held for sale	-	(516)	n.m
Net fair value loss on investment properties	-	(1,320)	n.m
Repair and maintenance	(7,355)	(6,265)	17%
Foreign exchange loss	(3,243)	(4,385)	-26%

n.m - means "not meaningful"

**A1. Notes:**

- 1a. The Group recognises all inventories, including trade-in stock and sales return stock at their cost values. For finished stocks aged 2 years and above, allowance for stock obsolescence were made to take into consideration labour costs for designing and rework.
- 1b. The increase in materials and subcontract costs in 1H 2022 was in line with the higher revenue for all business segments.
- 1c. The increase in employee benefits for 1H 2022 was mainly due to higher staff costs for the jewellery and financial service businesses.
- 1d. Depreciation of fixed assets in retail outlets is computed on a straight-line basis over 3-5 years.
- 1e. The lower finance costs for 1H 2022 was mainly due to the decrease in interest expenses for the overseas real estate business, partially offset by higher interest expenses for the financial service business.
- 1f. The increase in other operating expenses in 1H 2022 was mainly due to higher sales and marketing costs and repair and maintenance expenses. The increase was partially offset by lower foreign exchange loss.
- 1g. Lower interest income in 1H 2022 was mainly due to the lower interest earned from deposits held in escrow account of Australia 108.
- 1h. The decrease in other income in 1H 2022 was mainly attributable to lower rental rebates, government grant for wages under the Jobs Support Scheme and net fair value gain on derivatives, partially offset by fair value gain on investment properties and investment securities.
- 1i. The decrease in share of results of associates and a joint venture in 1H 2022 was mainly due to share of lower profit from an associate.
- 1j. The high effective tax rate in 1H 2022 was mainly due to certain charges which resulted in net loss in the real estate business which cannot be tax-effected under the relevant tax regulations.

**B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION**

	Group		Company	
	30-Jun-22 S\$'000	31-Dec-21 S\$'000	30-Jun-22 S\$'000	31-Dec-21 S\$'000
<b>Non-current assets</b>				
Property, plant and equipment	205,491	201,040	4	9
Intangible assets	9,772	9,444	126	157
Investment properties	155,572	160,101	-	-
Investment in subsidiaries	-	-	270,546	270,546
Investment in associates	120,966	123,239	76,529	76,529
Investment in joint venture	725	718	-	-
Investment securities	6,326	6,185	-	-
Trade and other receivables	3,891	4,328	-	-
Right-of-use assets	74,442	80,245	-	-
Prepayments	-	1	-	-
Deferred tax assets	3,519	4,219	-	-
	<b>580,704</b>	<b>589,520</b>	<b>347,205</b>	<b>347,241</b>
<b>Current assets</b>				
Inventories	187,539	170,293	-	-
Development properties	214,863	218,803	-	-
Properties held for sale	211,659	238,166	-	-
Trade and other receivables	376,116	344,664	36	50
Prepayments	6,532	4,799	123	180
Due from subsidiaries (non-trade)	-	-	136,884	104,621
Due from associates	1,681	1,250	-	8
Investment securities	3,924	4,668	-	-
Derivatives	2,552	1,100	-	-
Cash and bank balances	37,297	43,295	318	300
	<b>1,042,163</b>	<b>1,027,038</b>	<b>137,361</b>	<b>105,159</b>
<b>Total assets</b>	<b>1,622,867</b>	<b>1,616,558</b>	<b>484,566</b>	<b>452,400</b>
<b>Current liabilities</b>				
Trade and other payables	81,527	65,676	16,398	7,093
Due to immediate holding company (non-trade)	1,350	500	1,350	500
Due to subsidiaries (non-trade)	-	-	60,055	58,759
Due to associates (non-trade)	2,002	2,370	2	-
Provision for taxation	16,299	16,315	87	62
Lease liabilities	22,622	23,572	-	-
Term notes	65,000	115,250	50,000	-
Interest-bearing loans and borrowings	522,513	540,032	7,600	8,912
	<b>711,313</b>	<b>763,715</b>	<b>135,492</b>	<b>75,326</b>
<b>Net current assets</b>	<b>330,850</b>	<b>263,323</b>	<b>1,869</b>	<b>29,833</b>
<b>Non-current liabilities</b>				
Interest-bearing loans and borrowings	184,172	186,559	-	-
Term notes	204,250	125,000	-	50,000
Other payables	5,919	6,118	-	-
Lease liabilities	54,406	59,317	-	-
Deferred tax liabilities	37,576	38,319	13	7
	<b>486,323</b>	<b>415,313</b>	<b>13</b>	<b>50,007</b>
<b>Total liabilities</b>	<b>1,197,636</b>	<b>1,179,028</b>	<b>135,505</b>	<b>125,333</b>
<b>Net assets</b>	<b>425,231</b>	<b>437,530</b>	<b>349,061</b>	<b>327,067</b>
<b>Equity attributable to shareholders of the Company</b>				
Share capital	267,574	267,574	267,574	267,574
Treasury shares	(1,482)	(1,482)	(1,482)	(1,482)
Other reserves	(37,459)	(30,828)	913	913
Revenue reserves	111,517	117,464	82,056	60,062
	<b>340,150</b>	<b>352,728</b>	<b>349,061</b>	<b>327,067</b>
Non-controlling interests	85,081	84,802	-	-
<b>Total equity</b>	<b>425,231</b>	<b>437,530</b>	<b>349,061</b>	<b>327,067</b>
<b>Net asset value per ordinary share (in cents)</b>	<b>15.70</b>	<b>16.28</b>	<b>16.11</b>	<b>15.10</b>

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**B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION (CONTINUED)**

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**B1. Review of Financial Position**

The Group's total equity decreased from S\$437.5 million as at 31 December 2021 to S\$425.2 million as at 30 June 2022. This was mainly contributed by decrease in other reserves and revenue reserves. The decrease in other reserves was mainly due to the foreign currency translation loss. The decrease in revenue reserves was mainly due to final dividend declared for financial year ended 31 December 2021.

The Group's total assets of S\$1,622.9 million as at 30 June 2022 was S\$6.3 million higher as compared to 31 December 2021. This was mainly attributable to the increase in trade and other receivables, inventories, property, plant and equipment, prepayments and derivatives, partially offset by the decrease in properties held for sale, cash and bank balances, right-of-use assets, investment properties and development properties. The increase in trade and other receivables was mainly due to the increase in pledge book for the financial service business. The increase in property, plant and equipment was mainly due to the purchase of a property by overseas jewellery business and refurbishment of overseas hotels. The decrease in properties held for sale was mainly due to the settlements of units sold for Australia 108.

The Group's total liabilities of S\$1,197.6 million as at 30 June 2022 was S\$18.6 million higher than that as at 31 December 2021. This was largely due to the issuance of term notes by its subsidiary in January 2022 and increase in trade and other payables, partially offset by the decrease in loans and borrowings and lease liabilities.

## C. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	1H 2022 S\$'000	1H 2021 S\$'000
<b>Operating activities</b>		
Profit before tax	7,529	2,946
Adjustments for:		
Property, plant and equipment written-off	128	247
Allowance for write-down of properties held for sale	-	516
Gain on termination of lease contracts	-	(3)
Gain on disposal of investment properties	(207)	(31)
Net fair value gain on derivatives	(1,452)	(3,177)
Fair value gain on investment securities	(1,286)	-
Net fair value (gain)/loss on investment properties	(530)	1,320
Reversal of impairment on investment securities	(1)	(1)
Depreciation of property, plant and equipment	3,932	3,816
Depreciation of right-of-use assets	12,612	12,157
Employee Share Award Scheme expenses	-	160
Write-back of inventories	(178)	(312)
Allowance for expected credit loss on trade and other receivables	1,706	1,894
Interest expense	17,757	18,605
Interest income	(240)	(1,035)
Amortisation of prepaid rent	2	2
Amortisation of intangible assets	276	429
Amortisation of term notes issuance fee	627	509
Net loss/(gain) on disposal of investment securities	68	(1)
Dividend income from equity instruments	(115)	(230)
Share of results of associates and a joint venture	(103)	(803)
Unrealised foreign exchange differences	2,548	673
<b>Operating profit before changes in working capital</b>	<b>43,073</b>	<b>37,681</b>
Decrease/(increase) in:		
Inventories	(18,182)	(19,176)
Development properties and properties held for sale	21,964	15,908
Trade and other receivables	(33,170)	(34,009)
Prepayments	(1,819)	(5,221)
Restricted cash	929	6,017
Increase/(decrease) in:		
Trade and other payables	4,326	(11,720)
<b>Net cash flows generated from operations</b>	<b>17,121</b>	<b>(10,520)</b>
Interest paid	(11,176)	(10,764)
Income taxes paid	(3,902)	(2,804)
<b>Net cash flows generated from/(used in) operating activities</b>	<b>2,043</b>	<b>(24,088)</b>
<b>Investing activities</b>		
Purchase of property, plant and equipment	(10,411)	(28,866)
Acquisition of intangible assets	(668)	(607)
Investment in a joint venture	-	(153)
Interest received	278	1,273
Purchase of investment securities	(150)	(2,999)
Dividend income from equity instruments received	115	230
Dividend income from an associate received	356	-
Proceeds from disposal of investment securities	1,690	505
Proceeds from disposal of investment properties	3,196	590
Acquisition of non-controlling interests in subsidiaries	(46)	-
Due from associates (non-trade), net	(749)	(389)
<b>Net cash flows used in investing activities</b>	<b>(6,389)</b>	<b>(30,416)</b>

**C. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)**

	1H 2022 S\$'000	1H 2021 S\$'000
<b>Financing activities</b>		
Dividends paid to non-controlling interests of subsidiaries	(2,397)	(5,296)
Proceeds from issuance of term notes	36,750	10,250
Repayment of term notes	(7,750)	(18,750)
Proceeds from term loans	14,698	230,280
Repayment of term loans	(36,969)	(157,116)
Proceeds from short-term bank borrowings, net	7,701	3,299
Repayment of principal portion of lease liabilities	(12,653)	(12,801)
Term notes issuance fee paid	(585)	(704)
Purchase of treasury shares of a subsidiary	-	(209)
Due to/(repayment to) immediate holding company (non-trade)	850	(3,750)
<b>Net cash flows (used in)/generated from financing activities</b>	<b>(355)</b>	<b>45,203</b>
Net decrease in cash and cash equivalents	(4,701)	(9,301)
Cash and cash equivalents at beginning of period	40,258	46,030
Effect of exchange rate changes on cash and cash equivalents	(367)	(134)
<b>Cash and cash equivalents at end of period</b>	<b>35,190</b>	<b>36,595</b>

As at 30 June 2022, an amount of S\$2.1 million (30 June 2021: S\$Nil) has not been included in cash and cash equivalents of the Group as the amount relates to a reserve account pledged against loan granted by a bank or third party.

**C1. Cashflow Analysis**

Net cash generated from operating activities was S\$2.0 million in 1H 2022 as compared to net cash used in operating activities of S\$24.1 million in 1H 2021. This was mainly due to decrease in properties held for sale and increase in trade and other payables, partially offset by increase in trade and other receivables and inventories. The decrease in properties held for sale was mainly due to the settlements of units sold for Australia 108. The increase in trade and other receivables was mainly due to the increase in pledge book for the financial service business.

Net cash used in investing activities of S\$6.4 million in 1H 2022 was largely attributable to the increase in property, plant and equipment, partially offset by the proceeds from disposal of investment properties and investment securities in 1H 2022.

Net cash used in financing activities was S\$0.4 million in 1H 2022 as compared to net cash generated from financing activities of S\$45.2 million in 1H 2021. This comprised principally the repayment of term notes and term loans, partially offset by the issuance of term notes by its subsidiary in January 2022 and increase in short-term bank borrowings.

As a result, cash and cash equivalent balances decreased to S\$35.2 million as at 30 June 2022 from S\$40.3 million as at 31 December 2021.

**D. CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY**

	Attributable to owners of the Company				Non-controlling interests S\$'000	Total S\$'000
	Share capital S\$'000	Treasury shares S\$'000	Revenue reserves S\$'000	Other reserves S\$'000		
<b>Group</b>						
Balance as at 1 January 2022	267,574	(1,482)	117,464	(30,828)	84,802	437,530
Profit for the period	-	-	(532)	-	3,525	2,993
<i>Other comprehensive income for the period</i>						
Net fair value changes on debt and equity instruments at FVOCI	-	-	-	(94)	(140)	(234)
Foreign currency translation	-	-	-	(4,559)	(393)	(4,952)
Share of other comprehensive income of associates	-	-	-	(1,962)	-	(1,962)
Other comprehensive income, net of tax	-	-	-	(6,615)	(533)	(7,148)
<i>Contributions by and distributions to owners</i>						
Dividends on ordinary shares	-	-	(5,415)	-	-	(5,415)
Dividend paid to non-controlling interests of subsidiaries - Cash dividends	-	-	-	-	(2,664)	(2,664)
Total contributions by and distributions to owners	-	-	(5,415)	-	(2,664)	(8,079)
<i>Changes in ownership interests in subsidiaries</i>						
Change in ownership interest in subsidiaries without a change in control	-	-	-	(16)	(49)	(65)
Total changes in ownership interests in subsidiaries	-	-	-	(16)	(49)	(65)
<b>Balance as at 30 June 2022</b>	<b>267,574</b>	<b>(1,482)</b>	<b>111,517</b>	<b>(37,459)</b>	<b>85,081</b>	<b>425,231</b>
<b>Balance as at 1 January 2021</b>	<b>226,930</b>	<b>(1,781)</b>	<b>118,590</b>	<b>(4,009)</b>	<b>107,211</b>	<b>446,941</b>
Profit for the period	-	-	(660)	-	811	151
<i>Other comprehensive income for the period</i>						
Net fair value changes on debt and equity instruments at FVOCI	-	-	-	(746)	12	(734)
Foreign currency translation	-	-	-	(1,606)	(460)	(2,066)
Share of other comprehensive income of associates	-	-	-	(954)	-	(954)
Other comprehensive income, net of tax	-	-	-	(3,306)	(448)	(3,754)
<i>Contributions by and distributions to owners</i>						
Dividend paid to non-controlling interests of subsidiaries - Cash dividends	-	-	-	-	(5,396)	(5,396)
Treasury shares reissued pursuant to Aspial Performance Share Plan	-	299	-	(139)	-	160
Total contributions by and distributions to owners	-	299	-	(139)	(5,396)	(5,236)
<i>Changes in ownership interests in subsidiaries</i>						
Changes in ownership interests in subsidiaries without a change in control	-	-	(11)	1	94	84
Total changes in ownership interests in subsidiaries	-	-	(11)	1	94	84
<b>Balance as at 30 June 2021</b>	<b>226,930</b>	<b>(1,482)</b>	<b>117,919</b>	<b>(7,453)</b>	<b>102,272</b>	<b>438,186</b>



**D. CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY (CONTINUED)**

	Attributable to shareholders of the Company				Non-controlling interests S\$'000	Total S\$'000
	Share capital S\$'000	Treasury shares S\$'000	Revenue reserves S\$'000	Other reserves S\$'000		
<b>Company</b>						
Balance as at 1 January 2022	267,574	(1,482)	60,062	913	-	327,067
Profit for the period, representing total comprehensive income for the period	-	-	27,409	-	-	27,409
<i>Contributions by and distributions to owners</i>						
Dividends on ordinary shares	-	-	(5,415)	-	-	(5,415)
Total contributions by and distributions to owners	-	-	(5,415)	-	-	(5,415)
<b>Balance as at 30 June 2022</b>	<b>267,574</b>	<b>(1,482)</b>	<b>82,056</b>	<b>913</b>	<b>-</b>	<b>349,061</b>
Balance as at 1 January 2021	226,930	(1,781)	47,715	1,052	-	273,916
Profit for the period, representing total comprehensive income for the period	-	-	10,575	-	-	10,575
<i>Contributions by and distributions to owners</i>						
Treasury shares reissued pursuant to Aspial Performance Share Plan	-	299	-	(139)	-	160
Total contributions by and distributions to owners	-	299	-	(139)	-	160
<b>Balance as at 30 June 2021</b>	<b>226,930</b>	<b>(1,482)</b>	<b>58,290</b>	<b>913</b>	<b>-</b>	<b>284,651</b>

**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

**E1. Corporate Information**

Aspial Corporation Limited (the "Company") is a limited liability company incorporated and domiciled in Singapore and whose shares are publicly traded on the Mainboard of the Singapore Exchange. These condensed interim consolidated financial statements as at and for the six months ended 30 June 2022 comprise of the Company and its subsidiaries (collectively, the "Group"). The principal activities of the Company are investment holding and provision of management services.

The principal activities of the Group are jewellery retailing, real estate and financial service businesses.

**E2. Basis of Preparation**

The condensed interim financial statements for the six months ended 30 June 2022 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2021.

The accounting policies and method of computation adopted are consistent with those of the previous financial year except that in the current financial period, the Group has adopted all the new and amended standards which are relevant to the Group and are effective for annual financial periods beginning on or after 1 January 2022. The adoption of these standards did not have any material effect on the financial performance or position of the Group.

The condensed interim financial statements are presented in Singapore dollar which is the Company's functional currency and all values are rounded to the nearest thousand, except when otherwise indicated.

**E2.1 New and amended standards adopted by the Group**

A number of amendments to the Standards have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**E2.2 Use of Judgements And Estimates**

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2021.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

**E3. Seasonal Operations**

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

**E4. Segment Information**

The segment reporting format is determined to be business segments as the Group's risks and rates of return are affected predominantly by differences in the products and services offered. The operating businesses are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

The Group is organised into three main operating business segments, namely:

- (a) Manufacture and sale of jewellery;
- (b) Real estate business; and
- (c) Financial service business.

Other operations include rental of properties and provision of other support services.

1H 2022	Jewellery	Financial Service	Real Estate	Others	Elimination	Group
Business Segment	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>Revenue</b>	77,303	141,173	33,577	-	-	252,053
Inter-segment revenue	404	45	-	2,269	(2,718)	-
	<u>77,707</u>	<u>141,218</u>	<u>33,577</u>	<u>2,269</u>	<u>(2,718)</u>	<u>252,053</u>
<b>Results :</b>						
Segment result	10,794	17,958	(1,498)	25,866	(27,314)	25,806
Unallocated expenses	-	-	-	-	-	(133)
Interest income	233	4	151	8,474	(8,622)	240
<b>Profit/(loss) from operations</b>	<u>11,027</u>	<u>17,962</u>	<u>(1,347)</u>	<u>34,340</u>		<u>25,913</u>
Finance costs	(774)	(6,447)	(10,894)	(8,891)	8,622	(18,384)
<b>Profit/(loss) from operations before taxation</b>	<u>10,253</u>	<u>11,515</u>	<u>(12,241)</u>	<u>25,449</u>		<u>7,529</u>
Tax (expenses)/credit	(2,074)	(2,207)	128	(383)		(4,536)
<b>Profit for the period</b>	<u>8,179</u>	<u>9,308</u>	<u>(12,113)</u>	<u>25,066</u>		<u>2,993</u>
<b>Assets and liabilities</b>						
Segment assets	172,900	621,959	705,816	677,687	(677,186)	1,501,176
Investment in joint ventures	2,238	1,513	-	-	(3,026)	725
Investment in associates	17,693	-	7,730	95,543	-	120,966
<b>Total assets</b>	<u>192,831</u>	<u>623,472</u>	<u>713,546</u>	<u>773,230</u>		<u>1,622,867</u>
Segment liabilities	129,992	470,363	577,734	421,051	(401,504)	1,197,636
<b>Total liabilities</b>						<u>1,197,636</u>
<b>Other segment information</b>						
Depreciation and amortisation	8,145	7,413	113	1,151	-	16,822
Share of result from associates	651	-	(43)	(512)		96
Share of result from joint venture	54	47	-	-	(94)	7
Capital expenditure	7,120	457	2,621	213	-	10,411
Other significant non-cash (income)/expenses	(1,405)	(154)	(1,538)	155	-	(2,942)

**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**E4. Segment Information (Continued)**

1H 2021	Jewellery	Financial Service	Real Estate	Others	Elimination	Group
Business Segment	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>Revenue</b>	61,550	111,444	26,713	-	-	199,707
Inter-segment revenue	515	189	-	2,237	(2,941)	-
	62,065	111,633	26,713	2,237	(2,941)	199,707
<b>Results :</b>						
Segment result	9,073	14,766	(669)	7,817	(9,849)	21,138
Unallocated expenses	-	-	-	-	-	(113)
Interest income	130	23	904	9,256	(9,278)	1,035
<b>Profit from operations</b>	9,203	14,789	235	17,073		22,060
Finance costs	(782)	(4,961)	(12,875)	(9,765)	9,269	(19,114)
<b>Profit/(loss) from operations before taxation</b>	8,421	9,828	(12,640)	7,308		2,946
Tax (expenses)/credit	(647)	(1,725)	164	(587)		(2,795)
<b>Profit/(loss) for the period</b>	7,774	8,103	(12,476)	6,721		151
<b>Assets and liabilities</b>						
Segment assets	157,290	561,393	766,954	597,780	(579,165)	1,504,252
Investment in joint ventures	2,121	1,388	-	-	(2,776)	733
Investment in associates	16,790	-	7,799	99,889	-	124,478
<b>Total assets</b>	176,201	562,781	774,753	697,669		1,629,463
Segment liabilities	106,003	417,058	601,373	405,212	(338,369)	1,191,277
<b>Total liabilities</b>						1,191,277
<b>Other segment information</b>						
Depreciation and amortisation	7,927	7,132	117	1,228	-	16,404
Share of result from associates	2,273	-	(51)	(1,523)	-	699
Share of result from joint venture	83	(21)	-	-	42	104
Capital expenditure	1,129	24,026	3,333	378	-	28,866
Other significant non-cash (income)/expenses	(242)	97	(1,677)	(72)	489	(1,405)

**E5. Disaggregation of Revenue**

1H 2022	Jewellery	Financial Service	Real Estate	Total Revenue
Segments	S\$'000	S\$'000	S\$'000	S\$'000
<b>Major product or service lines</b>				
Interest income from pawnbroking services	-	24,391	-	24,391
Interest income and distribution income from secured lending	-	1,612	-	1,612
Sale of jewellery and branded merchandise	77,303	115,170	-	192,473
Sale of development properties	-	-	33,058	33,058
Room revenue	-	-	519	519
	77,303	141,173	33,577	252,053
<b>Timing of transfer of goods or services</b>				
At a point in time	77,303	115,170	33,058	225,531
Over time	-	26,003	519	26,522
	77,303	141,173	33,577	252,053
<b>Geographical information</b>				
Singapore	61,138	130,598	-	191,736
Australia	340	3,181	33,058	36,579
Malaysia	-	3,219	519	3,738
Greater China	314	3,276	-	3,590
Europe	15,511	899	-	16,410
	77,303	141,173	33,577	252,053

**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**E5. Disaggregation of Revenue (Continued)**

1H 2021	Jewellery	Financial Service	Real Estate	Total Revenue
Segments	S\$'000	S\$'000	S\$'000	S\$'000
<b>Major product or service lines</b>				
Interest income from pawnbroking services	-	22,728	-	22,728
Interest income and distribution income from secured lending	-	912	-	912
Sale of jewellery and branded merchandise	61,550	87,804	-	149,354
Sale of development properties	-	-	26,713	26,713
	<u>61,550</u>	<u>111,444</u>	<u>26,713</u>	<u>199,707</u>
<b>Timing of transfer of goods or services</b>				
At a point in time	61,550	87,804	26,104	175,458
Over time	-	23,640	609	24,249
	<u>61,550</u>	<u>111,444</u>	<u>26,713</u>	<u>199,707</u>
<b>Geographical information</b>				
Singapore	49,351	105,418	609	155,378
Australia	338	1,876	26,066	28,280
Malaysia	-	1,058	38	1,096
Greater China	264	2,268	-	2,532
Europe	11,597	824	-	12,421
	<u>61,550</u>	<u>111,444</u>	<u>26,713</u>	<u>199,707</u>

**E6. Related Party Transactions**

	Group	
	1H 2022 S\$'000	1H 2021 S\$'000
<b>Related party transactions</b>		
Goods purchased from an affiliated company	548	872
Rental received from an associate	88	102
Marketing income paid to an associate	126	28
Management fee received from an associate	244	244
Sales of goods to an associate	4,486	2,480

**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**E7. Financial Assets and Financial Liabilities**

Set out below is an overview of the financial assets and financial liabilities of the Group as at 30 June 2022 and 31 December 2021:

	Group			Company		
	Carrying Amount			Carrying Amount		
	Assets at amortised cost S\$'000	Liabilities at amortised cost S\$'000	Total S\$'000	Assets at amortised cost S\$'000	Liabilities at amortised cost S\$'000	Total S\$'000
<b>30 June 2022</b>						
<b>Financial assets not measured at fair value</b>						
Trade and other receivables*	379,582	-	379,582	36	-	36
Due from subsidiaries (non-trade)	-	-	-	136,884	-	136,884
Due from associates	1,681	-	1,681	-	-	-
Cash and bank balances	37,297	-	37,297	318	-	318
	418,560	-	418,560	137,238	-	137,238
<b>Financial liabilities not measured at fair value</b>						
Trade and other payables**	-	79,230	79,230	-	10,956	10,956
Due to immediate holding company (non-trade)	-	1,350	1,350	-	1,350	1,350
Due to subsidiaries (non-trade)	-	-	-	-	60,055	60,055
Due to associates (non-trade)	-	2,002	2,002	-	2	2
Interest-bearing loans and borrowings	-	706,685	706,685	-	7,600	7,600
Term notes	-	269,250	269,250	-	50,000	50,000
Lease liabilities	-	77,028	77,028	-	-	-
	-	1,135,545	1,135,545	-	129,963	129,963

	Group			Company		
	Carrying Amount			Carrying Amount		
	Assets at amortised cost S\$'000	Liabilities at amortised cost S\$'000	Total S\$'000	Assets at amortised cost S\$'000	Liabilities at amortised cost S\$'000	Total S\$'000
<b>31 December 2021</b>						
<b>Financial assets not measured at fair value</b>						
Trade and other receivables*	348,577	-	348,577	8	-	8
Due from subsidiaries (non-trade)	-	-	-	104,621	-	104,621
Due from associates	1,250	-	1,250	8	-	8
Cash and bank balances	43,295	-	43,295	300	-	300
	393,122	-	393,122	104,937	-	104,937
<b>Financial liabilities not measured at fair value</b>						
Trade and other payables**	-	67,101	67,101	-	7,087	7,087
Due to immediate holding company (non-trade)	-	500	500	-	500	500
Due to subsidiaries (non-trade)	-	-	-	-	58,759	58,759
Due to associates (non-trade)	-	2,370	2,370	-	-	-
Interest-bearing loans and borrowings	-	726,591	726,591	-	8,912	8,912
Term notes	-	240,250	240,250	-	50,000	50,000
Lease liabilities	-	82,889	82,889	-	-	-
	-	1,119,701	1,119,701	-	125,258	125,258

\* Excludes GST receivables (net), tax recoverable, grant receivable and non-refundable deposits

\*\* Excludes GST payables (net), accrued operating expenses (provision of unutilised leave and provision for reinstatement cost), deferred revenue/income, withholding tax payable and dividend payables

**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**E8. Taxation**

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

	Group	
	1H 2022 S\$'000	1H 2021 S\$'000
<b>Current income tax</b>		
Current income taxation	3,539	2,550
Under/(over) provision in respect of previous years	222	(20)
Withholding tax	27	11
<b>Deferred income tax</b>		
Origination and reversal of temporary differences	1,172	306
Over provision in respect of previous years	(424)	(52)
	<b>4,536</b>	<b>2,795</b>

**E9. Dividends**

	Group	
	1H2022 S\$'000	1H2021 S\$'000
<b>Ordinary dividends declared:</b>		
Final exempt 2021 dividend of 0.25 cent per share	5,415	-
	<b>5,415</b>	<b>-</b>

**E10. Net Asset Value**

	Group		Company	
	30-Jun-22	31-Dec-21	30-Jun-22	31-Dec-21
Net asset value per ordinary share (in cents)	15.70	16.28	16.11	15.10
Number of ordinary shares in issue (excluding treasury shares) ('000)	2,166,194	2,166,194	2,166,194	2,166,194

**E11. Financial Assets At Fair Value Through Other Comprehensive Income ("FVOCI")**

The fair value of each of the investments in equity instruments designated at FVOCI at the end of the reporting period is as follows:

	Group	
	30-Jun-22 S\$'000	31-Dec-21 S\$'000
<b>At FVOCI</b>		
Equity securities (quoted)		
- Lippo Malls Indonesia Retail Trust	2,341	2,867
Equity securities (unquoted)		
- Trinity House UK Commercial Property Fund 1 IC	3,581	3,581
- Others	2,202	520
	<b>8,124</b>	<b>6,968</b>

**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****E11. Financial Assets At Fair Value Through Other Comprehensive Income ("FVOCI") (Continued)****E11.1 Fair Value Measurement**

The Group 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 market for identical assets or liabilities that the Group 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 at the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The following table shows an analysis of each class of assets measured at fair value at the end of the reporting period:

	Group 30-Jun-22			
	Quoted prices in active markets for identical assets (Level 1) S\$'000	Significant observable inputs other than quoted prices (Level 2) S\$'000	Significant unobservable inputs (Level 3) S\$'000	Total S\$'000
<b>Assets measured at fair value</b>				
<b>Financial assets</b>				
<u>At FVOCI</u>				
- Debt securities (quoted)	2,008	-	-	2,008
- Equity securities (quoted)	2,341	-	-	2,341
- Equity securities (unquoted)	-	-	5,783	5,783
<u>At fair value through profit and loss ("FVPL")</u>				
- Equity securities (quoted)	92	-	-	92
- Equity securities (unquoted)	-	-	26	26
- Derivatives	-	2,552	-	2,552
	4,441	2,552	5,809	12,802
<b>Assets measured at fair value</b>				
<b>Non-financial assets</b>				
<u>Investment properties</u>				
- Singapore	-	-	67,300	67,300
- Malaysia	-	-	16,063	16,063
- Australia	-	-	72,209	72,209
	-	-	155,572	155,572

**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****E11. Financial Assets At Fair Value Through Other Comprehensive Income ("FVOCI") (Continued)****E11.1 Fair Value Measurement (Continued)**

	Group 31-Dec-21			
	Quoted prices in active markets for identical assets (Level 1) S\$'000	Significant observable inputs other than quoted prices (Level 2) S\$'000	Significant unobservable inputs (Level 3) S\$'000	Total S\$'000
<b>Assets measured at fair value</b>				
<b>Financial assets</b>				
<u>At FVOCI</u>				
- Debt securities (quoted)	3,767	-	-	3,767
- Equity securities (quoted)	2,867	-	-	2,867
- Equity securities (unquoted)	-	-	4,101	4,101
<u>At FVPL</u>				
- Equity securities (quoted)	92	-	-	92
- Equity securities (unquoted)	-	-	26	26
- Derivatives	-	1,100	-	1,100
	6,726	1,100	4,127	11,953
<b>Assets measured at fair value</b>				
<b>Non-financial assets</b>				
<u>Investment properties</u>				
- Singapore	-	-	66,770	66,770
- Malaysia	-	-	16,466	16,466
- Australia	-	-	76,865	76,865
	-	-	160,101	160,101

**E12. Intangible assets**

During the six months ended 30 June 2022, the Group acquired intangible assets amounted to S\$668,000 (30 June 2021: S\$607,000).

**E13. Property, Plant and Equipment**

During the six months ended 30 June 2022, the Group acquired assets amounted to S\$10,411,000 (30 June 2021: S\$28,866,000).

**E14. Investment Properties**

The investment properties are initially measured at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured at fair value. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the year in which they arise.

During the six months ended 30 June 2022, there was no acquisition of investment properties. The disposal of investment properties amounted to S\$2,993,000 in the six months period ended 30 June 2022 (30 June 2021: S\$560,000).

**E14.1 Valuation**

Investment properties that are stated at fair value has been determined based on valuations performed by external appraisers with a recognised and relevant professional qualification and with recent experience in the location and category of the properties being appraised.

The Group did not engage an independent valuer to determine the fair value of the properties as at 30 June 2022. However, the Management had taken into consideration those underlying factors that would have impacts to the fair value of the investment properties.



**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****E15. Group Borrowings And Debt Securities**

Amount repayable in one year or less, or on demand

As at 30 June 2022		As at 31 Dec 2021	
Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
522,513	65,000	540,032	115,250

Amount repayable after one year

As at 30 June 2022		As at 31 Dec 2021	
Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
184,172	204,250	186,559	125,000

**Details of collateral**

The Group's borrowings and debt securities are secured as follows:-

- i) legal mortgages over subsidiaries' property, plant and equipment, development properties, properties held for sale and investment properties;
- ii) legal assignment of subsidiaries' interest under the Sale and Purchase agreements and tenancy agreements in respect of the units therein which includes the assignment of all the sale and rental proceeds;
- iii) fixed and floating charge on all assets of certain subsidiaries;
- iv) guarantees by non-controlling interests of a subsidiary;
- v) a joint corporate guarantee by the joint operation partners;
- vi) personal guarantees by the subsidiary's director; and/or
- vii) corporate guarantees by the Company and/or subsidiaries.

**E16. Changes in Share Capital**

	Company	
	No. of shares '000	S\$ '000
Issued and fully paid share capital (excluding treasury shares)		
Balance at 1 January and 30 June 2022	2,166,194	266,092

**E17. Changes in Treasury Shares**

	Company	
	No. of shares '000	S\$ '000
Balance at 1 January and 30 June 2022	5,384	1,482

**E18. Changes in Subsidiary Holdings**

Not applicable. The company does not have any subsidiary holdings.

**E19. Subsequent Event**

There are no known subsequent events which have led to adjustments to this set of interim financial statements.

**F. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2**

**F1. Auditor's Report**

The condensed consolidated interim financial statements have neither been audited nor reviewed by the auditors.

**F2. Audit Opinion (Applicable to Companies That Have Received Modified Audit Opinions)**

Not applicable. The Group's latest financial statements for the financial year ended 31 December 2021 was not subject to an adverse opinion, qualified opinion or disclaimer of opinion.

**F3. Variance from Forecast Statement**

No forecast for the period ended 30 June 2022 was previously provided.

**F4. Earnings per Share**

	Group	
	1H 2022	1H 2021
i) Basic earnings per share (cents)	(0.02)	(0.03)
ii) Diluted earnings per share (cents)	(0.02)	(0.03)
-Weighted average number of shares (excluding treasury shares) ('000)	2,166,194	1,940,410

**F5. Review of Corporate Performance**

The Group registered a revenue of S\$252.1 million and a pre-tax profit of S\$7.5 million in 1H 2022.

Group revenue of S\$252.1 million for 1H 2022 was S\$52.3 million or 26.2% higher than the corresponding period in 2021. The higher revenue was due to the increase in contribution from all business segments.

Revenue from the Financial Service Business increased by S\$29.6 million or 26.5% to S\$141.2 million in 1H 2022. The increase was mainly due to higher interest income, and higher revenue from the retail and trading of jewellery and branded merchandise in Singapore.

The Jewellery Business revenue increased by 25.2% to S\$77.7 million in 1H 2022 as a result of higher sales from both local and overseas jewellery businesses.

The Real Estate Business recorded revenue of S\$33.6 million in 1H 2022 as compared to S\$26.7 million in 1H 2021 due to higher sales and settlement in 1H 2022.

The Group's pre-tax profit of S\$7.5 million for 1H 2022 was 158.6% higher than the S\$2.9 million recorded in 1H 2021.

The pre-tax profit for the Financial Service Business increased by 17.2% to S\$11.5 million in 1H 2022. The increase was due to higher revenue and gross profit, partially offset by lower other income and higher finance costs and operating expenses.

In line with the increase in revenue and gross profit, the Jewellery Business recorded a pre-tax profit of S\$10.3 million in 1H 2022, which was 22.6% higher than the S\$8.4 million recorded in 1H 2021. The higher pre-tax profit was mainly due to higher profit contribution from local jewellery business.

The Real Estate Business recorded a pre-tax loss of S\$12.2 million in 1H 2022 as compared to S\$12.6 million in 1H 2021. The lower pre-tax loss was mainly due to lower finance cost and lower foreign exchange loss in 1H 2022, partially offset by lower other income.

AF Global Limited ("AFG") hospitality business has been affected by low occupancy of its hotel in Phuket since the pandemic and border controls. In 1H 2022, the occupancy rate started to improve from 2Q 2022 with the gradual easing of border controls in Thailand, resulting in lower loss being incurred by AFG. The Group's share of loss from its hospitality business was therefore lower when compared with that of 1H 2021.

**F. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2 (CONTINUED)****F6. Business Outlook**

The outlook for 2022 remains challenging amidst the global and domestic economic uncertainties resulting from the COVID-19 pandemic. Nevertheless, there are increasingly positive signs of general business improvement with the easing of border and travel restrictions in the countries where the Group operates in.

As part of its continuous effort to explore new business opportunities, transform and consolidate its existing businesses to improve effectiveness and efficiency, and optimise resources across its businesses, the Group has on 7 July 2022 announced its plan to re-organise its Singapore retail businesses.

The re-organisation will provide the Group with greater focus and synergy by consolidating its local jewellery business with its SGX Catalist-listed subsidiary, Maxi-Cash Financial Services Corporation Ltd. (“MCFS”). Through MCFS, the Group will be able to leverage on economies of scale and other synergistic benefits and enjoy an improved bargaining position with its business partners and suppliers.

MCFS will change its name to Aspial Lifestyle Limited (“Aspial Lifestyle”) upon the completion of the proposed re-organisation, which is subject to regulatory and shareholder approval.

Aspial Lifestyle, with its three leading Singapore retail brands “Lee Hwa”, “Goldheart” and “Maxi-Cash”, will transform the Group’s retail business into a consumer lifestyle powerhouse and unlock a new stage of growth opportunities.

**Financial Service Business**

The employment rate in Singapore has recovered to above pre-pandemic levels, indicating that businesses are expanding to meet rising demand. The pawnbroking business continues to see healthy growth as demand for quick short-term loans rise with the increased economic activities.

**Jewellery Business**

As economic activity picks up, the Group is cautiously optimistic that its Jewellery Business will continue to perform well in 2022.

**Real Estate Business**

In Singapore, the Group will continue to market the commercial units in its portfolio for rent and sale. With the easing of restrictions and normalisation of travel in Australia, the Group has gained traction for the sales of its apartment units in Australia 108. The Group is hopeful that the demand for apartment units in Melbourne will remain positive for the rest of the year.

**AF Global Limited**

The hospitality market is expected to improve as business and leisure travels pick up in the markets where we operate.

**F. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2 (CONTINUED)****F7. Interested Person Transactions**

No interested persons transactions (“IPT”) were conducted under the Company’s IPT mandate for the period ended 30 June 2022.

**F8. Dividend**

(i) Any dividend declared for the current financial period reported on?

*No*

(ii) Any dividend declared for the preceding financial period?

*No*

(iii) If no dividend has been declared (recommended), a statement to that effect and the reason(s) for the decision.

*In view of the economic uncertainties caused by COVID-19 pandemic, no dividend has been declared for the current financial period as the Group intends to retain cash for its working capital, to reduce its borrowings and fund any potential growth opportunities.*

**F9. Confirmation That The Issuer Has Procured Undertakings From All Its Directors And Executive Officers Pursuant to Rule 720 (1) of The Listing Manual**

The Company confirms that all the required undertakings under Rule 720 (1) of the Listing Manual have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

**F10. Confirmation Pursuant to The Rule 705 (5) of The Listing Manual**

On behalf of the Board of Directors of the Company, we hereby confirm to the best of our knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the unaudited condensed interim financial statements for the six months ended 30 June 2022 to be false or misleading in any material respect.

On behalf of the Board of Directors,

Koh Wee Seng  
CEO

Koh Lee Hwee  
Director

8 August 2022