



(Company Registration Number: 200415164G)

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 30 JUNE 2021

Pursuant to Rule 705(2C) of the Listing Manual Section B: Rules of Catalist, the Singapore Exchange Regulation requires the Company to continue to announce its quarterly financial statements with effect from 7 February 2020.

This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, RHT Capital Pte. Ltd. ("Sponsor"), for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("SGX-ST"). The Sponsor has not independently verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

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A. Condensed interim consolidated statement of profit or loss and other comprehensive income

	Note	Group		% of change + / (-)
		3 months ended 30-Jun-21 S\$'000	3 months ended 30-Jun-20 S\$'000	
Revenue	E4	3,394	2,820	20
Cost of sales		(2,334)	(2,732)	(15)
Gross profit		1,060	88	1,105
Other operating income	E6.1	196	1,331	(85)
Distribution costs		(72)	(83)	(13)
Administrative and general expenses		(1,900)	(2,211)	(14)
Share of results from investments in associates		2	37	(95)
Share of results from investments in joint ventures		(2)	(16)	(88)
Finance costs		(1,267)	(1,312)	(3)
Loss before tax		(1,983)	(2,166)	(8)
Income tax expenses	E7	(35)	(240)	(85)
Loss after tax		(2,018)	(2,406)	(16)
Other comprehensive income for the period, after tax:				
<i>Item that may be subsequently reclassified to profit or loss:</i>				
Exchange difference on translation of foreign operations		1,685	2,578	(35)
Total comprehensive income for the period		(333)	172	(294)
Loss attributable to:				
Owners of the Company		(1,937)	(2,161)	(10)
Non-controlling interests		(81)	(245)	(67)
		(2,018)	(2,406)	(16)
Total comprehensive income attributable to:				
Owners of the Company		(256)	(18)	1,322
Non-controlling interests		(77)	190	(141)
		(333)	172	(294)
Loss per share for the period attributable to the owners of the Company:				
Basic and diluted (SGD in cent)		(0.17)	(0.20)	

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B. Condensed interim balance sheets

		Group		Company	
		30-Jun-21	31-Mar-21	30-Jun-21	31-Mar-21
	Note	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS					
Non-current assets					
Property, plant and equipment	E9	40,501	40,775	1	2
Investments in subsidiaries		-	-	143,945	143,743
Investments in associates		309	306	-	-
Investments in joint ventures		104,791	103,167	-	-
Deferred tax assets		-	52	-	-
Total non-current assets		145,601	144,300	143,946	143,745
Current assets					
Development properties		125,656	126,718	-	-
Inventories		328	329	-	-
Trade and other receivables		4,412	1,719	3,014	2,003
Other current assets		607	633	16	29
Contract costs		538	636	-	-
Cash and bank balances		1,161	1,783	94	89
Total current assets		132,702	131,818	3,124	2,121
Total assets		278,303	276,118	147,070	145,866
LIABILITIES					
Current liabilities					
Bank borrowings (secured)	E10	1,346	3,694	-	-
Finance leases		35	35	-	-
Lease liabilities		89	139	-	-
Contract liabilities		1,440	1,996	-	-
Tax payable		1,653	1,656	-	-
Trade and other payables		17,643	16,386	5,330	4,661
Loans from shareholders		43,144	41,301	43,144	41,301
Total current liabilities		65,350	65,207	48,474	45,962
Non-current liabilities					
Deferred tax liabilities		2,584	2,583	-	-
Bank borrowings (secured)	E10	79,708	77,408	-	-
Finance leases		69	78	-	-
Lease liabilities		100	107	-	-
Loan from a non-controlling interest		11,382	11,292	-	-
Total non-current liabilities		93,843	91,468	-	-
Total liabilities		159,193	156,675	48,474	45,962
NET ASSETS		119,110	119,443	98,596	99,904
EQUITY					
Equity attributable to equity holders of the Company					
Share capital	E11	78,940	78,940	294,506	294,506
Foreign currency translation reserves		(557)	(2,238)	-	-
Revaluation reserve		37,768	37,768	-	-
Other reserves		1,681	1,681	-	-
Retained earnings/ (Accumulated losses)		(1,046)	891	(195,910)	(194,602)
		116,786	117,042	98,596	99,904
Non-controlling interests		2,324	2,401	-	-
Total equity		119,110	119,443	98,596	99,904

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C. Condensed interim statements of changes in equity

Group	Share capital S\$'000	Foreign currency translation reserves S\$'000	Revaluation reserve S\$'000	Other reserves S\$'000	Retained earnings/ (Accumulated losses) S\$'000	Equity attributable to equity holders of the Company S\$'000	Non-controlling interests S\$'000	Total equity S\$'000
As at 1 April 2021	78,940	(2,238)	37,768	1,681	891	117,042	2,401	119,443
<u>Total comprehensive income for the period</u>								
Loss for the period	-	-	-	-	(1,937)	(1,937)	(81)	(2,018)
Other comprehensive income for the period								
Exchange difference on translation of foreign operations	-	1,681	-	-	-	1,681	4	1,685
Total comprehensive income for the financial period	-	1,681	-	-	(1,937)	(256)	(77)	(333)
As at 30 June 2021	78,940	(557)	37,768	1,681	(1,046)	116,786	2,324	119,110
As at 1 April 2020	78,940	(6,895)	37,768	1,681	10,606	122,100	3,586	125,686
<u>Total comprehensive income for the period</u>								
Loss for the period	-	-	-	-	(2,161)	(2,161)	(245)	(2,406)
Other comprehensive income for the period								
Exchange difference on translation of foreign operations	-	2,143	-	-	-	2,143	435	2,578
Total comprehensive income for the financial period	-	2,143	-	-	(2,161)	(18)	190	172
As at 30 June 2020	78,940	(4,752)	37,768	1,681	8,445	122,082	3,776	125,858

Company	Share capital S\$'000	Accumulated losses S\$'000	Total equity S\$'000
As at 1 April 2021	294,506	(194,602)	99,904
Loss for the period, representing total comprehensive income for the period	-	(1,308)	(1,308)
As at 30 June 2021	294,506	(195,910)	98,596
As at 1 April 2020	294,506	(182,901)	111,605
Loss for the period, representing total comprehensive income for the period	-	(867)	(867)
As at 30 June 2020	294,506	(183,768)	110,738

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D. Condensed interim consolidated statement of cash flows

	Note	Group	
		3 months ended 30-Jun-21 S\$'000	3 months ended 30-Jun-20 S\$'000
Operating activities			
Loss before tax		(1,983)	(2,166)
Adjustments for:			
Depreciation of property, plant and equipment		485	684
Interest income		(1)	(1)
Finance costs		1,267	1,312
Unrealised foreign exchange differences		4	255
Share of results from investments in associates		(2)	(37)
Share of results from investments in joint ventures		2	16
Operating cash flows before changes in working capital		(228)	63
Changes in working capital			
Trade and other receivables		(2,693)	371
Other current assets		26	42
Development properties		1,062	12
Contract costs		98	-
Inventories		1	(36)
Trade and other payables and contract liabilities		414	1,135
Contract liabilities		(556)	(2,377)
Cash flows used in operations		(1,876)	(790)
Interest paid		(313)	(625)
Net cash flows used in operating activities		(2,189)	(1,415)
Investing activities			
Purchase of property, plant and equipment	E9	(162)	(42)
Net cash flows used in investing activities		(162)	(42)
Financing activities			
Repayment of bank borrowings		(43)	(183)
Decrease in restricted funds placed in escrow accounts		(42)	189
Repayment of finance leases		(9)	(8)
Repayment of lease liabilities		(62)	(40)
Proceeds from loan from a shareholder		1,843	-
Net cash flows generated from/ (used in) financing activities		1,687	(42)
Net decrease in cash and cash equivalents		(664)	(1,499)
Cash and cash equivalents at the beginning of financial period		1,500	2,757
Effect of foreign currency translation in cash and cash equivalents		-	(1)
Cash and cash equivalents at the end of financial period		836	1,257

Cash and cash equivalents in the condensed interim consolidated statement of cash flows comprise the following:

	30-Jun-21 S\$'000	30-Jun-20 S\$'000
Cash and bank balances	1,161	1,450
Less: Restricted funds placed in escrow accounts	(325)	(193)
Cash and cash equivalents	836	1,257

E. Notes to condensed interim consolidated financial statements

1. Corporate information

KOP Limited (the "**Company**") is a limited liability company incorporated and domiciled in Singapore with its principal place of business and registered office at 316 Tanglin Road #01-01, Singapore 247978. The Company is listed on the Catalist of Singapore Exchange Securities Trading Limited (SGX-ST). These condensed interim consolidated financial statements as at and for the 3 months ended 30 June 2021 comprise the Company and its subsidiaries (collectively, the "**Group**").

The principal activity of the Company is to carry on the business of an investment holding company. The principal activities of the Group are:

- (a) Investment holding;
- (b) Business management and consultancy services;
- (c) Development and provision of resort services;
- (d) Real estate developers

2. Basis of preparation

The condensed interim financial statements for the 3 months ended 30 June 2021 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 March 2021.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

The condensed interim financial statements are presented in Singapore dollar which is the Company's functional currency.

Going concern assumption

The Group incurred a net loss of \$2,018,000 (30 June 2020: \$2,406,000) for the financial period ended 30 June 2021. The Group's current assets of \$132,702,000 (31 March 2021: \$131,818,000) mainly comprised development properties which amounted to \$125,656,000 (31 March 2021: \$126,718,000) as at 30 June 2021. The Company incurred a net loss of \$1,308,000 (30 June 2020: \$867,000) for the financial period ended 30 June 2021 and as at 30 June 2021, the Company is in a net current liabilities position of \$45,350,000 (31 March 2021: \$43,841,000). Included in the Group and Company's current liabilities as at 30 June 2021 is an amount of \$37,000,000 and \$6,144,000 due from a shareholder and its ultimate holding company respectively.

The performance of the Group's hospitality segment was adversely impacted by the COVID-19 pandemic. There is significant uncertainty as to the duration and impact of the COVID-19 pandemic, the timing of the expected recovery.

The Group has implemented a series of cost control measures. These measures include closure of facilities and all food and beverage outlets in the resorts since March 2020, temporary closure of the resorts from the month of June 2020 and reopened in the last quarter of year 2020 for limited domestic business. In addition, the Group also implemented cost cutting measures such as requiring employees to take unpaid leave and/or annual leave, reducing the minimum consumption of energy and temporary suspension of services that are not required during this period.

Notwithstanding the above, the directors are of the view that it is appropriate to prepare these financial statements on a going concern basis due to the following factors:

- The directors are confident that the Group and the Company will be able to generate sufficient cash flows from operating activities in the next 12 months from the date of authorisation of the financial statements.
- The Group's controlling shareholders, Ms. Ong Chih Ching and Ms. Leny Suparman have undertaken that in the event that the Group is unable to meet its financial obligations, the controlling shareholders will jointly and severally subscribe for new shares of the Company for up to \$10 million.
- Subsequent to the last financial year end 31 March 2021, the loan from a shareholder of \$37 million has been extended for another 12 months and will be due for repayment on 9 November 2022.
- The repayment of the loan from ultimate holding company of \$6.1 million has been extended until cashflows of the Company improves.

Accordingly, the management considers it appropriate that these condensed interim consolidated financial statements are prepared on a going concern basis.

E. Notes to condensed interim consolidated financial statements

2. Basis of preparation (cont'd)

2.1 New and amended standards adopted by the Group

A number of amendments to 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.

2.2 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 March 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.

3. Seasonal operations

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

4. Segment and revenue information

The Group is organised into business units based on their products and services, and has five reportable segments as follows:

(i) Real estate development and investment

The development, construction and sale of development properties.

(ii) Real estate origination and management services

The provision of business and management services for projects, including acquisition of properties and undertaking the development conceptualisation, construction management, marketing and branding strategising and retail sales of such projects.

(iii) Hospitality

Management and operation of hotel and resort, including restaurants and spas.

(iii) Entertainment

Sales of goods, sales of tickets and sponsorship income.

(iv) Corporate office

Management fee income from subsidiaries, Group-level corporate services and treasury function.

These operating segments are reported in a manner consistent with internal reporting provided to Executive Chairman and Group Chief Executive Officer who are responsible for allocating resources and assessing performance of the operating segments.

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E. Notes to condensed interim consolidated financial statements

4. Segment and revenue information (cont'd)

4.1 Reportable segment

1 April 2021 to 30 June 2021	Real estate development and investment S\$'000	Real estate origination and management services S\$'000	Hospitality S\$'000	Entertainment S\$'000	Corporate office S\$'000	Inter-segment elimination S\$'000	Total S\$'000
Revenue							
Revenue from external customers	2,595	316	483	-	-	-	3,394
Inter-segment revenue	-	-	-	-	-	-	-
Total revenue	2,595	316	483	-	-	-	3,394
Results							
Segment results	473	(264)	(353)	-	(572)	-	(716)
Finance costs	(405)	(11)	(115)	-	(736)	-	(1,267)
Share of results from investments in associates	2	-	-	-	-	-	2
Share of results from investments in joint ventures	-	(2)	-	-	-	-	(2)
Reportable loss	70	(277)	(468)	-	(1,308)	-	(1,983)
Income (expense)/tax credit	(28)	-	(7)	-	-	-	(35)
Loss for the period	42	(277)	(475)	-	(1,308)	-	(2,018)
Other information							
Interest income	-	1	-	-	-	-	1
Depreciation of property, plant and equipment	(36)	(85)	(364)	-	-	-	(485)
As at 30 June 2021							
Reportable segment assets	137,339	105,988	34,862	-	114	-	278,303
Reportable segment assets included:							
Investments in associates	309	-	-	-	-	-	309
Investments in joint ventures	-	104,791	-	-	-	-	104,791
Additions to non-current assets	92	68	2	-	-	-	162
Reportable segment liabilities	88,404	6,962	15,353	-	48,474	-	159,193

E. Notes to condensed interim consolidated financial statements

4. Segment and revenue information (cont'd)

4.1 Reportable segment (cont'd)

	Real estate development and investment S\$'000	Real estate origination and management services S\$'000	Hospitality S\$'000	Entertainment S\$'000	Corporate office S\$'000	Inter-segment elimination S\$'000	Total S\$'000
1 April 2020 to 30 June 2020							
Revenue							
Revenue from external customers	2,491	156	173	-	-	-	2,820
Inter-segment revenue	-	-	-	-	-	-	-
Total revenue	2,491	156	173	-	-	-	2,820
Results							
Segment results	(54)	(503)	270	-	(588)	-	(875)
Finance costs	(458)	(4)	(171)	-	(679)	-	(1,312)
Share of results from investments in associates	37	-	-	-	-	-	37
Share of results from investments in joint ventures	-	(16)	-	-	-	-	(16)
Reportable (loss)/profit	(475)	(523)	99	-	(1,267)	-	(2,166)
Income tax credit	(240)	-	-	-	-	-	(240)
(Loss)/Profit for the period	(715)	(523)	99	-	(1,267)	-	(2,406)
Other information							
Interest income	-	1	-	-	-	-	1
Depreciation of property, plant and equipment	(140)	(149)	(395)	-	-	-	(684)
As at 31 March 2021							
Reportable segment assets	136,989	104,291	34,710	-	128	-	276,118
Reportable segment assets included:							
Investments in associates	306	-	-	-	-	-	306
Investments in joint ventures	-	103,167	-	-	-	-	103,167
Additions to non-current assets	519	246	41	-	2	-	808
Reportable segment liabilities	88,094	7,239	15,381	-	45,961	-	156,675

E. Notes to condensed interim consolidated financial statements

4. Segment and revenue information (cont'd)

4.2 Geographical information

The operations of the Group are principally located in Singapore, Indonesia and People's Republic of China.

The Group's revenue from external customers and information about its segment assets (non-current assets excluding deferred tax assets) by geographical locations are detailed below:

	Revenue		Non-current assets	
	30-Jun-21	30-Jun-20	30-Jun-21	31-Mar-21
	S\$'000	S\$'000	S\$'000	S\$'000
Singapore	3,000	242	1,275	1,189
Indonesia	379	2,578	39,464	39,816
People's Republic of China	15	-	104,862	103,243
	<u>3,394</u>	<u>2,820</u>	<u>145,601</u>	<u>144,248</u>

4.3 Disaggregation of revenue

	Real estate development and investment		Real estate origination and management services		Hospitality		Total	
	30-Jun-21	30-Jun-20	30-Jun-21	30-Jun-20	30-Jun-21	30-Jun-20	30-Jun-21	30-Jun-20
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Primary geographical markets								
Singapore	2,595	86	301	156	104	-	3,000	242
Indonesia	-	2,405	-	-	379	173	379	2,578
People's Republic of China	-	-	15	-	-	-	15	-
	<u>2,595</u>	<u>2,491</u>	<u>316</u>	<u>156</u>	<u>483</u>	<u>173</u>	<u>3,394</u>	<u>2,820</u>
Major product or service lines								
Management, coordination, consultancy and establishment fee	-	-	316	156	104	-	420	156
Room revenue	-	-	-	-	159	25	159	25
Food & beverage, Spa and other retail revenue	-	-	-	-	91	12	91	12
Sale of development properties	2,595	2,491	-	-	-	-	2,595	2,491
Others	-	-	-	-	129	136	129	136
	<u>2,595</u>	<u>2,491</u>	<u>316</u>	<u>156</u>	<u>483</u>	<u>173</u>	<u>3,394</u>	<u>2,820</u>
Timing of transfer of goods or services								
At a point in time	2,595	2,491	-	-	220	148	2,815	2,639
Over time	-	-	316	156	263	25	579	181
	<u>2,595</u>	<u>2,491</u>	<u>316</u>	<u>156</u>	<u>483</u>	<u>173</u>	<u>3,394</u>	<u>2,820</u>

E. Notes to condensed interim consolidated financial statements

5. 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 2021 and 31 March 2021:

	Group		Company	
	30-Jun-21	31-Mar-21	30-Jun-21	31-Mar-21
	S\$'000	S\$'000	S\$'000	S\$'000
Financial assets				
Trade and other receivables	4,412	1,719	3,014	2,003
Other current assets, excluding prepayment	340	359	1	-
Cash and bank balances	1,161	1,783	94	89
Total undiscounted financial assets	5,913	3,861	3,109	2,092
Financial liabilities				
Trade and other payables, excluding non-refundable deposits	16,995	15,737	5,330	4,661
Bank borrowings (secured)	84,257	84,224	-	-
Finance leases	111	121	-	-
Loans from shareholders	44,081	42,883	44,081	42,883
Loan from a non-controlling interest	12,118	12,028	-	-
Total undiscounted financial liabilities	157,562	154,993	49,411	47,544
Total net undiscounted financial liabilities	(151,649)	(151,132)	(46,302)	(45,452)

6. Profit before taxation

6.1 Significant items

	Group	
	3 months ended 30-Jun-21	3 months ended 30-Jun-20
	S\$'000	S\$'000
Income		
Interest income	(1)	(1)
Expenses		
Depreciation of property, plant and equipment	485	684
Net foreign exchange loss/(gain)	(19)	(1,160)
Interest expense	1,267	1,312

6.2 Related party transactions

During the financial period, the Group entered into the following significant transactions with related parties at terms agreed between the parties, other than those disclosed elsewhere in the condensed interim consolidated financial statements:

	Group	
	3 months ended 30-Jun-21	3 months ended 30-Jun-20
	S\$'000	S\$'000
Ultimate holding company		
Loan	1,843	-
Interest expense	90	33
Related companies		
Management fee income	21	21
Joint venture		
Consultancy fee income	104	-

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E. Notes to condensed interim consolidated financial statements

6. Profit before taxation (cont'd)

6.2 Related party transactions (cont'd)

During the financial period, the Group entered into the following significant transactions with related parties at terms agreed between the parties, other than those disclosed elsewhere in the condensed interim consolidated financial statements: (cont'd)

	Group	
	3 months ended 30-Jun-21 S\$'000	3 months ended 30-Jun-20 S\$'000
Entity which the directors of the Company have interest in		
Management fee income	50	50
Transactions with directors of the Company		
Management fee income from development properties sold	2	2
Shared return from development properties	(1)	(1)
Guarantors fee	69	72
Transactions with shareholders of the Company		
Interest expense	646	646

7. 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 profit or loss are:

	Group	
	3 months ended 30-Jun-21 S\$'000	3 months ended 30-Jun-20 S\$'000
Income taxes		
- Current income taxation	8	240
- Over provision in prior years	27	-
Income tax expenses recognised in profit or loss	35	240

8. Net asset value

	Group		Company	
	30-Jun-21 S\$ in cent	31-Mar-21 S\$ in cent	30-Jun-21 S\$ in cent	31-Mar-21 S\$ in cent
Net asset value per ordinary share	10.54	10.56	8.90	9.02

9. Property, plant and equipment

During the 3 months ended 30 June 2021, the Group acquired assets amounting to \$162,000 (30 June 2020: \$42,000).

E. Notes to condensed interim consolidated financial statements

10. Bank borrowings (secured)

	Group	
	30-Jun-21 S\$'000	31-Mar-21 S\$'000
Current		
Fixed rate bank loans		
- 7-year USD loan	1,048	3,477
- 5-year SGD loan	298	217
	<u>1,346</u>	<u>3,694</u>
Non-current		
Fixed rate bank loans		
- 7-year USD loan	7,735	5,371
- 5-year SGD loan	1,002	1,083
Variable rate bank loan		
- SGD land loan and construction loan	70,971	70,954
	<u>79,708</u>	<u>77,408</u>
Total bank borrowings (secured)	<u>81,054</u>	<u>81,102</u>

The Group's bank borrowings comprise the followings:

(a) 7-year fixed rate bank loan

The 7-year USD term loan bears interest at 5.50% (31 March 2021: 5.50%) per annum and matures in June 2025. The loan is secured by a legal mortgage of the leasehold land and building of subsidiaries, personal guarantee from directors of the Company and corporate guarantee from a subsidiary.

(b) 5-year fixed rate bank loan

The 5-year SGD term loan bears interest at 2.75% (31 March 2021: 2.75%) per annum and matures in July 2025. The loan is secured by a corporate guarantee from the Company.

(c) Variable rate bank loan

The variable rate bank loans comprise a SGD land loan of \$69,750,000 and a SGD construction loan of up to \$15,000,000 that was drawdown to \$1,336,000 (31 March 2021: \$1,336,000) as at the reporting date. The loans bear interest at 1.40% (31 March 2021: 1.40%) per annum over and above the prevailing SIBOR rate and are repayable 48 months from the date of drawdown of the land loan or 6 months from date of issuance of Temporary Occupation Permit (TOP) for the proposed development, whichever is earlier.

The loans are secured by a legal mortgage of the development property of the Group's subsidiary and proportionate guarantee from the Company.

11. Share capital

	Group and Company		Company	
	30-Jun-21	31-Mar-21	30-Jun-21	31-Mar-21
	Number of ordinary shares *		S\$'000	S\$'000
Issued and fully paid-up capital:				
At beginning and end of the interim period	1,107,962,214	1,107,962,214	294,506	294,506

* The equity structure (i.e. the number and types of equity instruments issued) reflect the equity structure of the Company, being the legal parent, including the equity instruments issued by the Company to effect the reverse acquisition on 4 May 2014.

	Group	
	30-Jun-21 S\$'000	31-Mar-21 S\$'000
Issued and fully paid-up capital: ^		
At beginning and end of the interim period	78,940	78,940

^ The amount recognised as issued equity instruments in the consolidated financial statements is determined by adding to the issued equity of Scorpio East Holdings Ltd. and its subsidiaries immediately before the reverse acquisition to the costs of the reverse acquisition and proceeds from issuance of shares by the Company subsequent to the completion of the reverse acquisition.

The Company did not hold any treasury shares as at 30 June 2021.

The Company's subsidiaries do not hold any shares in the Company as at 30 June 2021 and 31 March 2021.

E. Notes to condensed interim consolidated financial statements

12. Subsequent events

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

On 22 July 2021, the Company announced that pursuant to a transfer of shares within the Group's subsidiaries, KOP Properties Operation and Management (Shanghai) Co., Ltd., a wholly-owned subsidiary of the Company, had transferred its 55% equity interest in Shanghai Jiayi Operation and Management Co., Ltd. to another wholly-owned subsidiary of the Company, KOP Winterland Operation and Management (Shanghai) Co., Ltd..

On 26 August 2021, the Company announced that its wholly-owned subsidiary, KOP Properties Operation and Management (Shanghai) Co., Ltd. has been struck off and approved by 上海黄浦区市场监管局.

The above events are not expected to have any material impact on the net tangible assets and earnings per share of the Group for the financial year ending 31 March 2022.

The financial effects of the above transaction have not been included in this interim financial statements for the period ended 30 June 2021. The operating results and assets and liabilities of the company will be reflected in the second and third quarter 2022 financial statements and the full year financial statements for 2022.

F. Other information required by Listing Rule Appendix 7C

Other information

1. Review

The condensed consolidated balance sheets of KOP Limited and its subsidiaries as at 30 June 2021 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the 3-month period then ended and certain explanatory notes have not been audited.

2. Review of performance of the Group

2a. Income statement

Revenue

	3 months ended		3 months ended	
	30-Jun-21	30-Jun-20	Change	
	S\$'000	S\$'000	S\$'000	%
Real estate development and investment	2,595	2,491	104	4.2
Real estate origination and management services	316	156	160	102.5
Hospitality	483	173	310	179.2
Entertainment	-	-	-	N.M.
	3,394	2,820	574	20.4

Revenue increased by S\$0.6 million or 20.3% from S\$2.8 million in 3 months ended 30 June 2020 ("1QFY2021") to S\$3.4 million in 3 months ended 30 June 2021 ("1QFY2022"). The increase was mainly due to increase in revenue from the real estate development and investment segment, real estate origination and management services segment and hospitality segment.

The increase in revenue from real estate development and investment segment was mainly due to the revenue recognised based on work progress for Dalvey Haus Project during the period.

The increase in revenue from the real estate origination and management services segment was mainly due to the one-time consultancy fee income received during the period.

The increase in revenue from the hospitality segment was mainly due to the reopening of the resorts only in October 2020 with limited domestic business.

Cost of sales

Cost of sales decreased by \$0.4 million or 15% from S\$2.7 million in 1QFY2021 to S\$2.3 million in 1QFY2022 mainly due to the recognition of cost of the unit sold at Montigo Resorts, Nongsa in the prior period.

Gross profit

Gross profit increased by S\$1.0 million or 1,105% from S\$0.1 million in 1QFY2021 to S\$1.1 million in 1QFY2022 which is in line with the increase in revenue.

Other operating income

Other operating income decreased by S\$1.1 million or 85% from S\$1.3 million in 1QFY2021 to S\$0.2 million in 1QFY2022 mainly due to lower foreign exchange gain arising from translation of a USD denominated loan during the period.

Distribution costs

Distribution costs decreased by S\$11,000 or 13% from S\$83,000 in 1QFY2021 to S\$72,000 in 1QFY2022 mainly due to the decrease in sales and marketing expenses incurred during the period.

Administrative and general expenses

Administrative and general expenses decreased by S\$0.3 million or 14% from S\$2.2 million in 1QFY2021 to S\$1.9 million in 1QFY2022 mainly due to minimum operations resulting from closure of 2 Montigo Resorts as well as the implementation of various cost control measures.

Share of results from investments in associates

This represents the Group's share of results from investment in associate, Epic Land Pte. Ltd., during the period.

Share of results from investments in joint ventures

This represents the Group's share of results from investment in joint venture company, Shanghai Snow Star Properties Co., Ltd. during the period.

F. Other information required by Listing Rule Appendix 7C

Other information

2. Review of performance of the Group (cont'd)

2a. Income statement (cont'd)

Loss after tax

As a result of the above, the Group recorded a loss after tax of S\$2.0 million in 1QFY2022 compared to a loss after tax of S\$2.4 million in 1QFY2021.

Exchange difference on translation of foreign operations

The significant change in the exchange difference on translation of foreign operations was mainly due to the translation of IDR from the share of foreign currency translation reserves from investment in subsidiaries, P.T. Montigo Seminyak and P.T. Teguh Cipta Pratama during the period.

2b. Balance sheets

Trade and other receivables increased by S\$2.7 million from S\$1.7 million as at 31 March 2021 to S\$4.4 million as at 30 June 2021 mainly due to the proceeds receivable from the sale of unit in Dalvey Haus.

Contract cost decreased by S\$0.1 million from S\$0.6 million as at 31 March 2021 to S\$0.5 million as at 30 June 2021 mainly due to amortisation of the cost to obtain sales contracts over the period of construction of Dalvey Haus project.

Decrease in lease liabilities was mainly due to repayments during the period.

Decrease in contract liabilities was mainly due to recognition of revenue as the Group satisfies its performance obligations under sales contracts.

2c. Cash flows statement

The net cash outflow from operating activities for 1QFY2022 arose mainly due to the proceed receivables from the sale of unit in Dalvey Haus which would only be received subsequently to the period.

The net cash outflow from investing activities for 1QFY2022 arose from the purchase of property, plant and equipment during the period.

The net cash inflow from financing activities for 1QFY2022 arose mainly from the proceeds from loan from a shareholder.

3. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

No forecast or prospect statement has been previously disclosed.

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months

With the continuation of the unprecedented health crisis, the global travel and tourism industries were among the industries adversely affected by the pandemic, resulting from the movement control. Travel ban and closure of the countries' borders have been imposed in many countries to curb the spread of the virus.

Consequently, our Montigo Resorts, Nongsa and Montigo Resorts, Seminyak (collectively, "Resorts") have both experienced a decrease in demand, resulting in a decrease in revenue and performance. A series of cost control measures have been implemented during this period. On the other hand, we have also rolled-out a series of sales and marketing campaigns domestically to generate additional sales during this period. Meanwhile, we will continue to deploy our own resources to refurbish and maintain the Resorts so we are geared up for re-opening once the travel restrictions are lifted.

While safeguarding the viability of the business, our utmost priority has been the safety and well-being of all our staff, guests, and associates. The Group have put in place stringent health and precautionary measures, inclusive but not limited to deep cleaning and sanitising the Resorts regularly, to ensure the cleanliness of the properties as well as the well-being of our staff and guests.

As for the operations in China, business remains as usual and have been progressing well. Closer to home, approximately 27% of the Dalvey Haus development project has been completed to date.

While global economic conditions are expected to recover by the progressive roll-out of the vaccination programmes by various countries, the outlook of the global economy continues to be fraught with uncertainties. The Company will remain cautious on future prospects during this period as we remain prudent in cost management and continue to focus on improving our operational efficiency to optimise the utilisation of our resources.

The Group's indirect subsidiary, KOP Northern Lights Pte. Ltd., received a notice of arbitration on 18 January 2021. Please refer to the Company's announcements dated 18 January 2021, 20 January 2021, 1 February 2021, 11 February 2021, 5 March 2021 and 3 June 2021 for more details.

F. Other information required by Listing Rule Appendix 7C

Other information

5. Dividend information

5a. Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

No.

5b. Corresponding Period of the Immediately Preceding Financial year

Any dividend declared for the corresponding period of the immediately preceding financial year?

No.

5c. Date Payable

Not applicable.

5d. Books closure date

Not applicable.

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

No dividend has been declared or recommended as the Company has deemed it more appropriate to retain the cash in the Group for its future growth.

7. Interested person transactions

The Group has not obtained a general mandate from shareholders of the Company for Interested Person Transactions.

Name of interested person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) S\$'000	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transaction less than S\$100,000) S\$'000
<u>Scotts Spazio Pte. Ltd.</u> Management fee income	50	-
<u>KOP Group Pte. Ltd.</u> Interest expense	90	-
<u>Mr. Sam Goi Seng Hui</u> Interest expense	646	-
<u>Ms. Ong Chih Ching</u> Guarantors fee	35	-
<u>Ms. Leny Suparman</u> Guarantors fee	35	-

F. Other information required by Listing Rule Appendix 7C

Other information

8. Confirmation that the issuer has procured undertaking from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1)

The Company has received undertaking from all its directors and executive officers in the format as set out in Appendix 7H under Rule 720(1) of the Listing Manual of the SGX-ST.

Confirmation by the Board

On behalf of the Board of Directors of the Company, we, the undersigned, 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 financial statements for the 3-month period ended 30 June 2021 to be false or misleading in any material aspect.

On behalf of the Board of Directors

Ong Chih Ching
Executive Chairman and Executive Director

Leny Suparman
Executive Director and Group Chief Executive Officer

29 November 2021