



**Second Chance Properties Ltd**  
(Company Registration No. 198103193M)

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## **NEGATIVE PROFIT GUIDANCE FOR THE HALF YEAR ENDED 29 FEBRUARY 2024**

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The Board of Directors of Second Chance Properties Ltd (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that, based on the information currently available and the management’s preliminary review of the unaudited consolidated financial statements of the Group for the half year ended 29 February 2024 ( “**1H2024**”), it is expected that the Group’s net profit attributable to shareholders of the Company for 1H2024 will decrease significantly when compared to the net profit after tax of \$9,209,118 for the financial period ended 28 February 2023 (“1H2023”).

The expected decrease in the Group’s net profit for 1H2024 is mainly attributable to the following:

- a. The gain on disposal of investment properties is reduced in 1H2024 compared to 1H2023, with only 2 investment properties disposed off during this period, whereas 7 investment properties were disposed of in 1H2023.
- b. The group recorded unrealized foreign exchange gains in 1H2023 but is projected to report unrealized foreign exchange losses in 1H2024.

The Group is still in the process of finalising the results for 1H2024. The information contained in this announcement is only a preliminary assessment based on the consolidated management accounts of the Group which has not been reviewed by the Audit Committee of the Company or confirmed by the auditors of the Company, and may be subject to adjustments. The Board expects the announcement of the unaudited financial statements of the Group for half year ended 29 February 2024 to be released on or around 27 March 2024.

**Shareholders and investors are advised to exercise caution when dealing in the shares of the Company. Persons who are in doubt as to the action they should take, should consult their stockbroker, bank manager, solicitor, accountant or other professional advisers before trading in or making any investment decision regarding the Company’s securities.**

By Order of the Board

Mohamed Salleh s/o Kadir Mohideen Saibu Maricar  
Executive Director and Chief Executive Officer

19 March 2024