

**MYP LTD.**

(Company Registration Number: 200509721C)

**UNAUDITED QUARTERLY FINANCIAL STATEMENTS  
FOR THE QUARTER ENDED 30 SEPTEMBER 2019****PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY RESULTS**

- 1(a). An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.

**Group**

	2Q FY2020 \$'000	2Q FY2019 \$'000	Change %	1 <sup>st</sup> half FY2020 \$'000	1 <sup>st</sup> half FY2019 \$'000	Change %
Revenue	6,363	5,395	17.9	11,597	12,232	(5.2)
Other income (i)	1	1	-	1	2	(50.0)
Capital gains on disposal of Investment property	-	2,000	(100.0)	-	2,000	(100.0)
Depreciation expenses on plant and equipment	(15)	(17)	(11.8)	(30)	(36)	(16.7)
Staff costs	(268)	(279)	(3.9)	(535)	(566)	(5.5)
Direct operating expenses of investment properties	(1,248)	(1,195)	4.4	(2,420)	(2,623)	(7.7)
Other operating expenses	(678)	(3,555)	(80.9)	(891)	(3,746)	(76.2)
<b>Results from operating activities</b>	<b>4,155</b>	<b>2,350</b>	<b>76.8</b>	<b>7,722</b>	<b>7,263</b>	<b>6.3</b>
Finance income	180	2	>100.0	687	4	>100.0
Finance costs	(4,528)	(4,409)	2.7	(9,060)	(9,172)	(1.2)
Net finance costs (ii)	(4,348)	(4,407)	(1.3)	(8,373)	(9,168)	(8.7)
<b>Loss before taxation</b>	<b>(193)</b>	<b>(2,057)</b>	<b>(90.6)</b>	<b>(651)</b>	<b>(1,905)</b>	<b>(65.8)</b>
Income tax expense (iii)	(40)	(52)	(23.1)	(90)	(106)	(15.1)
<b>Loss for the period</b>	<b>(233)</b>	<b>(2,109)</b>	<b>(89.0)</b>	<b>(741)</b>	<b>(2,011)</b>	<b>(63.2)</b>
<b>Other comprehensive income, net of tax</b>	<b>(60)</b>	<b>231</b>	<b>(&gt;100.0)</b>	<b>(882)</b>	<b>369</b>	<b>(&gt;100.0)</b>
<b>Total comprehensive income</b>	<b>(293)</b>	<b>(1,878)</b>	<b>(84.4)</b>	<b>(1,623)</b>	<b>(1,642)</b>	<b>(1.2)</b>
Loss for the period attributable to:						
<b>Owners of the Company</b>	<b>(233)</b>	<b>(2,109)</b>		<b>(741)</b>	<b>(2,011)</b>	
Total comprehensive income attributable to:						
<b>Owners of the Company</b>	<b>(293)</b>	<b>(1,878)</b>		<b>(1,623)</b>	<b>(1,642)</b>	
<i>n/m: not meaningful</i>						
Loss per share, cents						
Basic	(0.01)	(0.13)		(0.05)	(0.13)	
Diluted	(0.01)	(0.13)		(0.05)	(0.13)	

2Q: 2<sup>nd</sup> quarter period ended from 1 July to 30 September1<sup>st</sup> half: six months period ended from 1 April to 30 September

FY: Financial year ending or ended 31 March

**MYP LTD.**

(Company Registration Number: 200509721C)

Note (i) Other income

	2Q FY2020	2Q FY2019	1 <sup>st</sup> half FY2020	1 <sup>st</sup> half FY2019
	\$'000	\$'000	\$'000	\$'000
Wage Credit Scheme payout	1	1	1	2
	1	1	1	2

Note (ii) Net finance costs

	2Q FY2020	2Q FY2019	1 <sup>st</sup> half FY2020	1 <sup>st</sup> half FY2019
	\$'000	\$'000	\$'000	\$'000
<u>Finance income</u>				
Interest income on deposits with banks	180	2	687	4
<u>Finance costs</u>				
Interest expense on bank borrowings - secured	(4,323)	(4,227)	(8,650)	(9,153)
Ineffective portion of changes in fair value of cash flow hedges	-	-	-	345
Amortisation of transaction costs related to bank borrowings	(205)	(182)	(410)	(364)
	(4,348)	(4,407)	(8,373)	(9,168)

Note (iii) Income tax expense

The income tax expense on the results of the Group for the financial period varies from the amount of income tax determined by applying the Singapore standard rate of income tax to (loss)/profit before taxation, due to the following factors:

	2Q FY2020	2Q FY2019	1 <sup>st</sup> half FY2020	1 <sup>st</sup> half FY2019
	\$'000	\$'000	\$'000	\$'000
<b><i>Tax recognised in profit or loss</i></b>				
Income tax expense				
- current period	40	52	90	116
- prior period	-	-	-	(10)
	40	52	90	106
<b><i>Reconciliation of effective tax:</i></b>				
Loss for the period	(233)	(2,109)	(741)	(2,011)
Total tax expense	40	52	90	106
Loss before tax	(193)	(2,057)	(651)	(1,905)
Tax using the Singapore tax rate of 17% (FY2019: 17%)	(32)	(350)	(110)	(324)
Singapore statutory stepped income exemption	(6)	(9)	(33)	(18)
Non-deductible expenses	78	752	233	801
Non-taxable income	-	(340)	-	(340)
Over provision in prior year	-	-	-	(10)
Others	-	(1)	-	(3)
	40	52	90	106

# MYP LTD.

(Company Registration Number: 200509721C)

1(b)(i). A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

	Group		Company	
	30.09.2019	31.03.2019	30.09.2019	31.03.2019
	\$'000	\$'000	\$'000	\$'000
<b>Non-current assets</b>				
Plant and equipment	5,908	3,219	0*	1*
Investments in subsidiaries	-	-	345,686	345,686
Investment properties	834,331	834,330	-	-
	<u>840,239</u>	<u>837,549</u>	<u>345,686</u>	<u>345,687</u>
<b>Current assets</b>				
Trade and other receivables	1,800	1,058	445	387
Time deposits	-	50,000	-	-
Cash and cash equivalents	47,956	47,553	145	41
	<u>49,756</u>	<u>98,611</u>	<u>590</u>	<u>428</u>
<b>Total assets</b>	<b>889,995</b>	<b>936,160</b>	<b>346,276</b>	<b>346,115</b>
<b>Equity</b>				
Share capital	255,318	255,318	262,106	262,106
Other reserves	45,381	46,263	(456)	(456)
Retained earnings	50,600	51,341	2,307	2,574
<b>Total equity</b>	<b>351,299</b>	<b>352,922</b>	<b>263,957</b>	<b>264,224</b>
<b>Non-current liabilities</b>				
Other payables	1,859	1,360	-	-
Bank borrowings - secured	454,110	362,016	-	-
Derivative financial liabilities	2,426	1,544	-	-
	<u>458,395</u>	<u>364,920</u>	<u>-</u>	<u>-</u>
<b>Current liabilities</b>				
Trade and other payables	3,402	3,642	54,958	4,528
Bank borrowings - secured	-	92,146	-	-
Amount owing to a shareholder	76,743	122,386	27,359	77,361
Current tax liabilities	156	144	2	2
	<u>80,301</u>	<u>218,318</u>	<u>82,319</u>	<u>81,891</u>
<b>Total liabilities</b>	<b>538,696</b>	<b>583,238</b>	<b>82,319</b>	<b>81,891</b>
<b>Total equity and liabilities</b>	<b>889,995</b>	<b>936,160</b>	<b>346,276</b>	<b>346,115</b>

\* Amount less than \$1,000

# MYP LTD.

(Company Registration Number: 200509721C)

## 1(b)(ii). Aggregate amount of the group's borrowings and debt securities.

### Amount repayable in one year or less, or on demand

As at 30.09.2019		As at 31.03.2019	
Secured	Unsecured	Secured	Unsecured
-	76,743,000	92,146,000	122,386,000

### Amount repayable after one year

As at 30.09.2019		As at 31.03.2019	
Secured	Unsecured	Secured	Unsecured
454,110,000	-	362,016,000	-

**Details of any collateral:** The secured bank loans of the Group are secured over investment properties with carrying amount of \$821,401,000 (31.03.2019: \$821,400,000).

## 1(c). A statement of cash flow (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

### Group

	2Q FY2020 \$'000	2Q FY2019 \$'000	1 <sup>st</sup> half FY2020 \$'000	1 <sup>st</sup> half FY2019 \$'000
<b>Cash flow from operating activities</b>				
Loss after tax	(233)	(2,109)	(741)	(2,011)
Adjustments for:				
Depreciation expenses on plant and equipment	15	18	30	36
Plant and equipment written off	-	41	-	41
Capital gains on disposal of investment property	-	(2,000)	-	(2,000)
Net finance costs	4,348	4,407	8,373	9,168
Income tax expense	40	52	90	106
<b>Operating cash flow before working capital changes</b>	<b>4,170</b>	<b>409</b>	<b>7,752</b>	<b>5,340</b>
Changes in working capital:				
Trade and other receivables	(598)	498	(801)	541
Trade and other payables	(1,068)	15,079	351	15,511
Cash generated from operations	<b>2,504</b>	<b>15,986</b>	<b>7,302</b>	<b>21,392</b>
Income tax paid	(77)	(271)	(78)	(261)
<b>Net cash generated from operating activities</b>	<b>2,427</b>	<b>15,715</b>	<b>7,224</b>	<b>21,131</b>
<b>Cash flows from investing activities</b>				
Purchase of plant and equipment	(3)	(56)	(2,719)	(68)
Proceeds from disposal of investment property	-	244,530	-	247,000
Capital expenditure on investment property	(1)	-	(1)	-
Withdrawal of time deposits	50,000	-	50,000	-
Interest income received	581	2	746	4
<b>Net cash generated from investing activities</b>	<b>50,577</b>	<b>244,476</b>	<b>48,026</b>	<b>246,936</b>
<b>Cash flows from financing activities</b>				
Decrease in amount owing to a shareholder	(49,183)	(23,917)	(45,643)	(22,679)
Decrease in debt service reserve	(2)	(2)	(5)	(4)
Payment of transaction costs related to bank borrowings	-	-	(462)	-
Repayment of bank borrowings	-	(128,000)	-	(128,000)
Interest paid	(4,060)	(4,706)	(8,742)	(9,182)
<b>Net cash used in financing activities</b>	<b>(53,245)</b>	<b>(156,625)</b>	<b>(54,852)</b>	<b>(159,865)</b>
<b>Change in cash and cash equivalents</b>	<b>(241)</b>	<b>103,566</b>	<b>398</b>	<b>108,202</b>
Cash and cash equivalents at the beginning of the period	45,002	22,295	44,363	17,659
<b>Cash and cash equivalents at the end of the period</b>	<b>44,761</b>	<b>125,861</b>	<b>44,761</b>	<b>125,861</b>

**MYP LTD.**

(Company Registration Number: 200509721C)

**Note to consolidated statement of cash flows**

For the purpose of the consolidated statement of cash flows, the group's cash and cash equivalents comprise the following:

	2Q FY2020	2Q FY2019	1 <sup>st</sup> half FY2020	1 <sup>st</sup> half FY2019
	\$'000	\$'000	\$'000	\$'000
Cash at bank and on hand	17,956	108,550	17,956	108,550
Fixed deposit	30,000	20,000	30,000	20,000
<b>Cash and cash equivalents in the statement of financial position</b>	<b>47,956</b>	<b>128,550</b>	<b>47,956</b>	<b>128,550</b>
Less: Debt service reserve	(3,195)	(2,689)	(3,195)	(2,689)
<b>Cash and cash equivalents in the statement of cash flows</b>	<b>44,761</b>	<b>125,861</b>	<b>44,761</b>	<b>125,861</b>

Debt service reserve represents bank balances maintained for the purpose of a bank loan obtained by a subsidiary.

- 1(d)(i). A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

**Group****Consolidated Statement of Changes in Equity for period ended 30 September 2019**

	Share capital	Capital reserve	Hedging reserve	Retained earnings	Total equity
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>At 1 April 2018</b>	<b>255,318</b>	<b>46,677</b>	<b>-</b>	<b>53,359</b>	<b>355,354</b>
Profit for the period	-	-	-	98	98
Other comprehensive income					
Effective portion of changes in fair value of cash flow hedges	-	-	138	-	138
Total comprehensive income for the period	-	-	138	98	236
<b>At 30 June 2018</b>	<b>255,318</b>	<b>46,677</b>	<b>138</b>	<b>53,457</b>	<b>355,590</b>
Loss for the period	-	-	-	(2,109)	(2,109)
Other comprehensive income					
Effective portion of changes in fair value of cash flow hedges	-	-	231	-	231
Total comprehensive income for the period	-	-	231	(2,109)	(1,878)
<b>At 30 September 2018</b>	<b>255,318</b>	<b>46,677</b>	<b>369</b>	<b>51,348</b>	<b>353,712</b>

**MYP LTD.**

(Company Registration Number: 200509721C)

	Share capital \$'000	Capital reserve \$'000	Hedging reserve \$'000	Retained earnings \$'000	Total equity \$'000
<b>At 1 April 2019</b>	<b>255,318</b>	<b>46,677</b>	<b>(414)</b>	<b>51,341</b>	<b>352,922</b>
Loss for the period	-	-	-	(508)	(508)
Other comprehensive income					
Effective portion of changes in fair value of cash flow hedges	-	-	(822)	-	(822)
Total comprehensive income for the period	-	-	(822)	(508)	(1,330)
<b>At 30 June 2019</b>	<b>255,318</b>	<b>46,677</b>	<b>(1,236)</b>	<b>50,833</b>	<b>351,592</b>
Loss for the period	-	-	-	(233)	(233)
Other comprehensive income					
Effective portion of changes in fair value of cash flow hedges	-	-	(60)	-	(60)
Total comprehensive income for the period	-	-	(60)	(233)	(293)
<b>At 30 September 2019</b>	<b>255,318</b>	<b>46,677</b>	<b>(1,296)</b>	<b>50,600</b>	<b>351,299</b>

**Company****Statement of Changes in Equity for period ended 30 September 2019**

	Share capital \$'000	Capital reserve \$'000	Retained earnings \$'000	Total equity \$'000
<b>At 1 April 2018</b>	<b>262,106</b>	<b>(456)</b>	<b>3,157</b>	<b>264,807</b>
Loss for the period/Total comprehensive income for the period	-	-	(119)	(119)
<b>At 30 June 2018</b>	<b>262,106</b>	<b>(456)</b>	<b>3,038</b>	<b>264,688</b>
Loss for the period/Total comprehensive income for the period	-	-	(162)	(162)
<b>At 30 September 2018</b>	<b>262,106</b>	<b>(456)</b>	<b>2,876</b>	<b>264,526</b>
<b>At 1 April 2019</b>	<b>262,106</b>	<b>(456)</b>	<b>2,574</b>	<b>264,224</b>
Loss for the period/ Total comprehensive income for the period	-	-	(119)	(119)
<b>At 30 June 2019</b>	<b>262,106</b>	<b>(456)</b>	<b>2,455</b>	<b>264,105</b>
Loss for the period/ Total comprehensive income for the period	-	-	(148)	(148)
<b>At 30 September 2019</b>	<b>262,106</b>	<b>(456)</b>	<b>2,307</b>	<b>263,957</b>

## MYP LTD.

(Company Registration Number: 200509721C)

- 1(d)(ii). Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

	Number of shares	
	As at 30.09.2019	As at 30.09.2018
<u>Company</u>		
At beginning and end of period	1,592,469,212	1,592,469,212

The holders of the ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All shares rank equally with regards to the Company's residual assets.

- 1d(iii). To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

<u>Company</u>	As at 30.09.2019	As at 31.03.2019
Total number of issued shares (excluding treasury shares)	1,592,469,212	1,592,469,212

There were no shares held as treasury shares as at 30 September 2019 and 31 March 2019.

- 1(d)(iv). A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable.

- 2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have not been audited nor reviewed by the Company's auditors.

- 3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).**

Not applicable.

- 4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

Except as disclosed in item 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements of the current financial reporting period as in the audited financial statements for the financial year ended 31 March 2019.

- 5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

With effect from 1 April 2019, the Group has adopted various new / revised Singapore Financial Reporting Standards (International) (SFRS(I)s) which are relevant to the Group's operations.

The adoption of these new standards and amendments has no significant effect on the consolidated financial statements of the Group.

**MYP LTD.**

(Company Registration Number: 200509721C)

**6. Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.**

Basic and diluted loss per share was based on loss attributable to ordinary shareholders, and a weighted average number of ordinary shares outstanding, calculated as follows:

	2Q FY2020 S\$'000	2Q FY2019 S\$'000	1 <sup>st</sup> half FY2020 S\$'000	1 <sup>st</sup> half FY2019 S\$'000
Loss for the period attributable to: Owners of the Company	(233)	(2,109)	(741)	(2,011)
	2Q FY2020 '000	2Q FY2019 '000	1 <sup>st</sup> half FY2020 '000	1 <sup>st</sup> half FY2019 '000
Weighted average number of ordinary shares during the period	1,592,469	1,592,469	1,592,469	1,592,469
	2Q FY2020 Cents	2Q FY2019 Cents	1 <sup>st</sup> half FY2020 Cents	1 <sup>st</sup> half FY2019 Cents
Loss per ordinary share based on:- (a) the weighted average number of ordinary shares on issue; and	(0.01)	(0.13)	(0.05)	(0.13)
(b) a fully diluted basis	(0.01)	(0.13)	(0.05)	(0.13)

**7. Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:-**

- (a) current financial period reported on; and  
(b) immediately preceding financial year

	Group		Company	
	As at 30.09.2019 Cents	As at 31.03.2019 Cents	As at 30.09.2019 Cents	As at 31.03.2019 Cents
Net asset value per ordinary share based on issued share capital as at the end of the period / year reported on	22.1	22.2	16.6	16.6

**8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business.**REVENUE

	3 months ended			6 months ended		
	30.09.2019	30.09.2018		30.09.2019	30.09.2018	
	2Q FY2020 \$'000	2Q FY2019 \$'000	Change %	1 <sup>st</sup> half FY2020 \$'000	1 <sup>st</sup> half FY2019 \$'000	Change %
Revenue	6,363	5,395	17.9	11,597	12,232	(5.2)

Group's revenue mainly consists of rent income and income from services provided to tenants.



## MYP LTD.

(Company Registration Number: 200509721C)

### 2QFY2020 vs 2QFY2019

Group's revenue for 2QFY2020 increased by 17.9% compared to 2QFY2019. This is mainly due to improved occupancy rates of an investment property.

### 1<sup>st</sup> half FY2020 vs 1<sup>st</sup> half FY2019

Group's revenue for 1HFY2020 decreased by (5.2%) compared to 1HFY2019. This is mainly due to the absence of income from one investment property, MYP Plaza at 135 Cecil Street, Singapore which was divested in July 2018, offset by improved occupancy rate of an investment property.

### OTHER INCOME

Other income represents receipt of Wage Credit Scheme payout.

### CAPITAL GAINS

Capital gains on disposal of investment property of \$2.0 million was arising from disposal of an investment property at 135 Cecil Street in July 2018. This item is non-recurring in nature.

### EXPENSES

	3 months ended			6 months ended		
	30.09.2019 2Q FY2020 \$'000	30.09.2018 2Q FY2019 \$'000	Change %	30.09.2019 1 <sup>st</sup> half FY2020 \$'000	30.09.2018 1 <sup>st</sup> half FY2019 \$'000	Change %
Depreciation	(15)	(17)	(11.8)	(30)	(36)	(16.7)
Staff costs	(268)	(279)	(3.9)	(535)	(566)	(5.5)
Direct operating expenses of investment properties	(1,248)	(1,195)	4.4	(2,420)	(2,623)	(7.7)
Other operating expenses	(678)	(3,555)	(80.9)	(891)	(3,746)	(76.2)
Net finance costs	(4,348)	(4,407)	(1.3)	(8,373)	(9,168)	(8.7)
Income tax expense	(40)	(52)	(23.1)	(90)	(106)	(15.1)
<b>Total</b>	<b>(6,597)</b>	<b>(9,505)</b>	<b>(30.6)</b>	<b>(12,339)</b>	<b>(16,245)</b>	<b>(24.0)</b>

### 2QFY2020 vs 2QFY2019

Total expenses of the Group for 2QFY2020 have decreased by (30.6%) compared to the same period in the preceding year, mainly due to the following factors:

- Lower depreciation on plant and equipment.
- Decrease in staff costs is mainly attributable to lower headcount.
- Direct operating expenses of investment properties have decreased following the disposal of an investment property in 1HFY2019.
- Other operating expenses are expenses other than depreciation, staff costs and direct operating expenses of investment properties. These expenses comprised mainly audit and tax agent fees, corporate secretarial fees, legal and professional fees and administrative expenses. The decrease in 2QFY2020 of 80.9% is mainly due to the absence of non-recurring expenses incurred in respect of investment properties in 2QFY2019.
- Net finance costs is 1.3% lower compared to 2QFY2019, mainly due to higher interest income earned on deposits placed with banks and financial institution, decrease in interest expense on bank borrowings following the repayment of a bank loan of \$128.0 million in July 2018, the absence of ineffective portion of changes in fair value of cash flow hedges, offset by higher amortisation of costs related to bank borrowings as well as higher interest rates.
- Lower tax expense is in line with the decrease in estimated chargeable income.

## MYP LTD.

(Company Registration Number: 200509721C)

### 1<sup>st</sup> half FY2020 vs 1<sup>st</sup> half FY2019

Total expenses of the Group for 1HFY2020 have decreased by (24.0%) compared to the same period in the preceding year, mainly due to the following factors:

- Lower depreciation on plant and equipment.
- Decrease in staff costs is mainly attributable to lower headcount.
- Direct operating expenses of investment properties have decreased following the disposal of an investment property in 1HFY2019.
- Other operating expenses are expenses other than depreciation, staff costs and direct operating expenses of investment properties. These expenses comprised mainly audit and tax agent fees, corporate secretarial fees, legal and professional fees and administrative expenses. The decrease in 1HFY2020 by 76.2% is mainly due to the absence of non-recurring expenses incurred in respect of disposal of an investment property in 2QFY2019.
- Net finance costs is 8.7% lower compared to 1HFY2019, mainly due to higher interest income earned on deposits placed with banks and financial institution, decrease in interest expense on bank borrowings following the repayment of a bank loan of \$128.0 million in July 2018, absence of ineffective portion of changes in fair value of cash flow hedges, offset by higher amortisation of costs related to bank borrowings as well as higher interest rates.
- Lower tax expense is in line with the decrease in estimated chargeable income.

### RESULTS FROM OPERATING ACTIVITIES

The Group's operating profits increased by 76.8% and 6.3% in 2QFY2020 and 1HFY2020 respectively. Reasons are mentioned in the preceding paragraphs.

### LOSS ATTRIBUTABLE TO OWNERS OF THE COMPANY

The Group incurred a net loss of \$0.2 million and \$0.7 million in 2QFY2020 and 1HFY2020 respectively. Reasons are mentioned in the preceding paragraphs.

### GROUP'S STATEMENT OF FINANCIAL POSITION

Plant and equipment increased due mainly to new addition during the period, offset by depreciation charge for the period ended 30 September 2019.

Investment properties as at 30 September 2019 remained similar to that of 31 March 2019.

The increase in trade and other receivables from the last financial year ended 31 March 2019 is mainly due to higher amount of accrued income, increase in prepaid operating expenses, partly offset by decrease in deposits.

Time deposits of S\$50.0 million have been withdrawn during the period ended 30 September 2019.

As at 30 September 2019, share capital remained the same as the last financial year ended 31 March 2019 at approximately \$255.3 million.

Other reserves of the Group and Company comprise capital reserve and hedging reserve as follows:

	Group		Company	
	30.09.2019	31.03.2019	30.09.2019	31.03.2019
	\$'000	\$'000	\$'000	\$'000
Capital reserve	46,677	46,677	(456)	(456)
Hedging reserve	(1,296)	(414)	—	—
	45,381	46,263	(456)	(456)

Hedging reserve of the Group represents the effective portion of the change in fair value of cash flow hedges at reporting date.

Decrease in retained earnings is due to net loss incurred in the current period reported on.

Non-current other payables comprise security deposits collected from tenants which are refundable after one year from 30 September 2019. The increase is mainly attributable to deposits collected for new occupancy agreement secured during the period as well as deposits for renewal of existing occupancy agreements being reclassified from current to non-current deposits.

The increase of in non-current bank borrowings is due a bank loan of \$92.1 million which was extended for a period of five years has been reclassified from current to non-current liabilities, offset by amortisation of transaction costs.

## **MYP LTD.**

(Company Registration Number: 200509721C)

Derivative financial liabilities represent the fair value of interest rate swap (IRSs) contracts entered by the Group through its subsidiary company, to manage its exposure to interest rate movements on its floating rate interest-bearing borrowings by swapping the interest expense on its borrowings from floating rates to fixed rates. As at 30 September 2019, the Group has interest rate swap contracts with a total notional amount of \$182.0 million (31.03.2019: \$182.0 million) which mature in December 2021. Under the contracts, the Group pays fixed interest rates ranging from 1.95% to 2.25% (FY2019: 1.95% - 2.25%) per annum and receives interest at one-month Singapore Dollar SOR. The increase represents an unfavourable change in fair values of the IRSs as at 30 September 2019 as compared to 31 March 2019.

Trade and other payables in current liabilities of the Group have decreased compared to balances at 31 March 2019. This is mainly due to lower amount of accrued expenses, decrease in advance billings and security deposits for occupancy agreements renewed during the current period 1HFY2020 have been reclassified from current to non-current liabilities.

A bank borrowing of \$92.1 million under current liabilities as at 31 March 2019 has been subsequently extended in April 2019, for a period of five years till March 2024. Consequently, it has been reclassified to non-current liabilities as at 30 September 2019.

Amount owing to a shareholder is unsecured, non-interest bearing and has no fixed term of repayment. The decrease is mainly due to partial repayments made by the Group in 1HFY2020.

The increase in current tax liabilities is due mainly to provision for income tax based on estimated chargeable income, offset by tax paid in 1HFY2020.

As at 30 September 2019, the Group has a negative working capital of approximately (\$30.5 million), mainly due to amount owing to a shareholder included as current liabilities. Notwithstanding this, a shareholder has undertaken, save for repayment of certain amounts of shareholder's loan, to provide continuous financial and other support as necessary, to enable the Group to continue its operations and meet its financial obligations as and when they fall due.

### COMPANY'S STATEMENT OF FINANCIAL POSITION

As at 30 September 2019, investments in subsidiaries remained the same as the last financial year ended 31 March 2019, at approximately \$345.7 million, representing costs of investments in the three subsidiaries of the Company.

Increase in trade and other receivables is mainly due to higher amount of accrued income, increase in prepaid operating expenses, partly offset by lower amount due from a subsidiary.

Increase in cash and cash equivalents is mainly due to payment received on amount due from a subsidiary in 1H FY2020, partly offset by payments made for operating expenses.

Retained earnings have decreased due to net loss incurred in the current period reported on.

Increase in trade and other payables is mainly due to increase in amount owing to a subsidiary, partly offset by lower accrued operating expenses and other payables.

### GROUP'S STATEMENT OF CASH FLOWS

Group's cash and cash equivalents in the statement of cash flows as at 30 September 2019 stood at approximately \$44.8 million as compared to \$125.9 million in the corresponding period ended 30 September 2018.

#### 2QFY2020 vs 2QFY2019

The decrease is mainly attributable to:

- Decrease in net cash generated from operating activities mainly associated with lower revenue, cash outflows for trade and other receivables as well as trade and other payables, lower net finance costs, partly offset by the absence of capital gains on disposal of investment property and lower income tax paid;
- Decrease in cash generated from investing activities mainly due to the absence of a non-recurring proceeds from disposal of an investment property in 2QFY2019, offset by withdrawal of time deposits and higher interest income received in 2QFY2020; and
- Net cash used in financing activities decreased due to the absence of repayment of bank borrowings in FY2019, lower interest paid, partly offset by higher repayment of amount owing to a shareholder.

## **MYP LTD.**

(Company Registration Number: 200509721C)

### 1<sup>st</sup> half FY2020 vs 1<sup>st</sup> half FY2019

The decrease is mainly attributable to:

- Decrease in net cash generated from operating activities mainly due to lower revenue, cash outflows for trade and other receivables and lower trade and other payables, lower net finance costs, partly offset by the absence of capital gains on disposal of investment property and lower income tax paid;
- Decrease in cash generated from investing activities due to the absence of a non-recurring proceeds from disposal of an investment property in 1HFY2019 and purchase of new plant and equipment in 1HFY2020, partly offset by withdrawal of time deposits and higher interest income received; and
- Net cash used in financing activities decreased due to the absence of repayment of bank borrowings and lower amount of interest paid, partly offset by higher repayment of amount owing to a shareholder and payment of transaction costs related to bank borrowings.

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

The Group did not make any forecast or prospect statement to shareholders.

**10. 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 reporting period and the next 12 months.**

The Group is closely monitoring external factors that might impact the performance of the Group, such as the softening of the office rental market and the fluctuation of bank interest rates.

The Group continues to explore strategic investments into value assets with the potential to generate attractive returns.

**11. Dividends**

**(a) Current Financial Period Reported On**

Any dividend declared for the current financial period reported on? None

**(b) Corresponding Period of the Immediately Preceding Financial Year**

Any dividend declared for the corresponding period of the immediately preceding financial year? None

**(c) Tax on dividend**

Whether the dividend is before tax, net of tax or tax exempt? Not applicable.

**(d) Date payable**

Not applicable.

**(e) Books closure date**

Not applicable.

**12. If no dividend has been declared (recommended), a statement to that effect.**

Given the Group's investment strategy of keeping a strong balance sheet with sufficient resources for future investment purposes for long-term and sustainable growth, the Board is not recommending any dividend for this financial period ended 30 September 2019.

**MYP LTD.**

(Company Registration Number: 200509721C)

**13. Interested person transactions (IPT)**

The Group has not obtained a general mandate from shareholders for IPTs.

**14. Negative confirmation pursuant to Rule 705(5) of the SGX Listing Rules.**

On behalf of the Board of Directors of the Company, I confirm that to the best of our knowledge, nothing has come to our attention which may render the financial results for the period ended 30 September 2019 to be false or misleading.

**15. Confirmation pursuant to Rule 720(1) of the SGX Listing Rules.**

The Company hereby confirms that it has procured undertakings from all its Directors and Executive Officers under Rule 720(1) of the SGX Listing Rules.

**BY ORDER OF THE BOARD**

Jonathan Tahir  
Executive Chairman

25 October 2019