

Unaudited Condensed Interim Financial Statements
For the six months ended 30 November 2023

This announcement has been reviewed by the Company's sponsor, SAC Capital Private Limited (the "**Sponsor**").

This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited ("**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.

The contact person for the Sponsor is Ms Tay Sim Yee, at 1 Robinson Road #21-00, AIA Tower, Singapore 048542, telephone (65) 6232-3210.

SLB DEVELOPMENT LTD. AND ITS SUBSIDIARIES

Table of Contents

	Page
A. Condensed Interim Consolidated Statement of Comprehensive Income.....	1
B. Condensed Interim Statements of Financial Position	2
C. Condensed Interim Statements of Changes in Equity	3
D. Condensed Interim Consolidated Cash Flow Statement	6
E. Notes to the Condensed Interim Financial Statements.....	8
F. Other information required by the Appendix 7C of the Catalist Rules.....	21

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

A. Condensed Interim Consolidated Statement of Comprehensive Income

	Note	Group Six months ended		Increase / (Decrease) %
		30.11.2023 \$'000	30.11.2022 \$'000	
Revenue	4	356	38,232	(99.1)
Cost of sales		–	(28,318)	n.m.
Gross profit		356	9,914	(96.4)
Other operating income		5,214	4,561	14.3
Sales and marketing expenses		–	(2,160)	n.m.
Administrative expenses		(1,894)	(2,528)	(25.1)
Other operating expenses		(963)	(2,825)	(65.9)
Finance costs		(4,943)	(3,687)	34.1
Share of results of joint ventures and associates		(2,292)	9,198	n.m.
(Loss) / profit before taxation	7	(4,522)	12,473	n.m.
Taxation	8	(41)	(1,864)	(97.8)
(Loss) / profit for the period, net of taxation		(4,563)	10,609	n.m.
Other comprehensive income:				
<i>Items that may be reclassified subsequently to profit or loss:</i>				
Foreign currency translation loss		(135)	(987)	(86.3)
Fair value (loss)/gain on financial assets at fair value through other comprehensive income		434	(84)	n.m.
Other comprehensive income for the period, net of tax		299	(1,071)	n.m.
Total comprehensive income for the period		(4,264)	9,538	n.m.
(Loss) / profit attributable to:				
Owners of the Company		(4,517)	8,100	n.m.
Non-controlling interests		(46)	2,509	n.m.
		(4,563)	10,609	n.m.
Total comprehensive income attributable to:				
Owners of the Company		(4,218)	7,029	n.m.
Non-controlling interests		(46)	2,509	n.m.
		(4,264)	9,538	n.m.
Earnings per share (Cents)				
Basic and diluted	10	(0.49)	0.89	n.m.

n.m. means not meaningful

The accompanying accounting policies and explanatory notes form an integral part of the condensed interim financial statements.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

B. Condensed Interim Statements of Financial Position

	Note	Group		Company	
		30.11.2023 \$'000	31.05.2023 \$'000	30.11.2023 \$'000	31.05.2023 \$'000
Non-current assets					
Property, plant and equipment	5	845	90	793	37
Investment in subsidiaries		–	–	9,836	9,836
Investment in joint ventures and associates		30,477	32,148	2,129	2,129
Other investments	13	25,315	23,454	–	–
		<u>56,637</u>	<u>55,692</u>	<u>12,758</u>	<u>12,002</u>
Current assets					
Development properties		186,806	184,638	–	–
Other investments		–	6,040	–	–
Trade receivables		55	15,756	–	–
Other receivables and deposits		356	1,084	42	40
Prepayments		93	43	25	12
Amounts due from related companies		49	–	49	–
Amounts due from joint ventures and associates		126,750	194,355	78,754	95,705
Amounts due from subsidiaries		–	–	124,589	175,261
Amounts due from non-controlling interests		704	262	–	–
Cash and cash equivalents		16,911	21,001	1,619	4,470
		<u>331,724</u>	<u>423,179</u>	<u>205,078</u>	<u>275,488</u>
Current liabilities					
Trade and other payables		2,159	2,031	–	–
Accruals and provision		5,914	5,651	560	924
Amounts due to related companies		250	274	–	24
Amounts due to joint ventures and associates		1,418	1,418	950	950
Amounts due to subsidiaries		–	–	11,646	4,188
Amounts due to immediate holding company		421	412	421	412
Amounts due to non-controlling interests		16	2,143	–	–
Loans and borrowings	6	109,515	172,190	–	74,413
Provision for taxation		382	609	233	356
		<u>120,075</u>	<u>184,728</u>	<u>13,810</u>	<u>81,267</u>
Net current assets		<u>211,649</u>	<u>238,451</u>	<u>191,268</u>	<u>194,221</u>
Non-current liabilities					
Investment in associates		8,225	7,466	–	–
Amounts due to holding company		33,783	33,783	33,783	33,783
Loans and borrowings	6	21,027	36,778	–	–
Deferred tax liabilities		2,575	2,564	–	–
		<u>65,610</u>	<u>80,591</u>	<u>33,783</u>	<u>33,783</u>
Net assets		<u>202,676</u>	<u>213,552</u>	<u>170,243</u>	<u>172,440</u>
Equity attributable to owners of the Company					
Share capital	14	146,216	146,216	146,216	146,216
Merger reserve		(30,288)	(30,288)	–	–
Foreign currency translation reserve		(2,100)	(1,965)	–	–
Fair value reserve		4,371	3,931	–	–
Retained earnings		82,569	88,005	24,027	26,224
		<u>200,768</u>	<u>205,899</u>	<u>170,243</u>	<u>172,440</u>
Non-controlling interests		1,908	7,653	–	–
Total equity		<u>202,676</u>	<u>213,552</u>	<u>170,243</u>	<u>172,440</u>

The accompanying accounting policies and explanatory notes form an integral part of the condensed interim financial statements.

SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023

C. Condensed Interim Statements of Changes in Equity

Group	← Attributable to owners of the Company →						Non-controlling interests \$'000	Total equity \$'000
	Share capital \$'000	Merger reserve \$'000	Foreign currency translation reserve \$'000	Fair value reserve \$'000	Retained earnings \$'000	Total reserves \$'000		
Balance at 1 June 2023	146,216	(30,288)	(1,965)	3,931	88,005	59,683	7,653	213,552
Loss for the period	–	–	–	–	(4,517)	(4,517)	(46)	(4,563)
<u>Other comprehensive income</u>								
Foreign currency translation loss	–	–	(135)	–	–	(135)	–	(135)
Reclassification to profit and loss on disposal of debt instruments at fair value through other comprehensive income	–	–	–	6	(6)	–	–	–
Fair value gain on debt instruments at fair value through other comprehensive income	–	–	–	57	–	57	–	57
Net fair value gain on equity instruments at fair value through other comprehensive income	–	–	–	377	–	377	–	377
Other comprehensive income for the period, net of tax	–	–	(135)	440	(6)	299	–	299
Total comprehensive income for the period	–	–	(135)	440	(4,523)	(4,218)	(46)	(4,264)
<u>Contribution by and distribution to owners</u>								
Dividends on ordinary shares (Note 9)	–	–	–	–	(913)	(913)	–	(913)
Dividends paid to non-controlling interests of subsidiaries	–	–	–	–	–	–	(5,699)	(5,699)
Total transactions with owners in their capacity as owners	–	–	–	–	(913)	(913)	(5,699)	(6,612)
Balance at 30 November 2023	146,216	(30,288)	(2,100)	4,371	82,569	54,552	1,908	202,676

The accompanying accounting policies and explanatory notes form an integral part of the condensed interim financial statements.

SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023

C. Condensed Interim Statements of Changes in Equity (cont'd)

Group	← Attributable to owners of the Company →						Non-controlling interests \$'000	Total equity \$'000
	Share capital \$'000	Merger reserve \$'000	Foreign currency translation reserve \$'000	Fair value reserve \$'000	Retained earnings \$'000	Total reserves \$'000		
Balance at 1 June 2022	146,216	(30,288)	(226)	2,905	81,836	54,227	4,388	204,831
Profit for the period	–	–	–	–	8,100	8,100	2,509	10,609
<u>Other comprehensive income</u>								
Foreign currency translation loss	–	–	(987)	–	–	(987)	–	(987)
Reclassification to profit and loss on disposal of equity instruments at fair value through other comprehensive income	–	–	–	(3,210)	3,210	–	–	–
Fair value loss on debt instruments at fair value through other comprehensive income	–	–	–	(138)	–	(138)	–	(138)
Net fair value gain on equity instruments at fair value through other comprehensive income	–	–	–	54	–	54	–	54
Other comprehensive income for the period, net of tax	–	–	(987)	(3,294)	3,210	(1,071)	–	(1,071)
Total comprehensive income for the period	–	–	(987)	(3,294)	11,310	7,029	2,509	9,538
<u>Contribution by and distribution to owners</u>								
Dividends on ordinary shares (Note 9)	–	–	–	–	(1,826)	(1,826)	–	(1,826)
Total transactions with owners in their capacity as owners	–	–	–	–	(1,826)	(1,826)	–	(1,826)
Balance at 30 November 2022	146,216	(30,288)	(1,213)	(389)	91,320	59,430	6,897	212,543

The accompanying accounting policies and explanatory notes form an integral part of the condensed interim financial statements.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

C. Condensed Interim Statements of Changes in Equity (cont'd)

Company	Share capital \$'000	Retained earnings \$'000	Total equity \$'000
Balance at 1 June 2023	146,216	26,224	172,440
Loss for the period	–	(1,284)	(1,284)
Other comprehensive income for the period, net of tax	–	–	–
Total comprehensive income for the period	–	(1,284)	(1,284)
<u>Contribution by and distribution to owners</u>			
Dividends on ordinary shares (Note 9)	–	(913)	(913)
Total transactions with owners in their capacity as owners	–	(913)	(913)
Balance at 30 November 2023	<u>146,216</u>	<u>24,027</u>	<u>170,243</u>
Balance at 1 June 2022	146,216	32,238	178,454
Loss for the period	–	(1,810)	(1,810)
Other comprehensive income for the period, net of tax	–	–	–
Total comprehensive income for the period	–	(1,810)	(1,810)
<u>Contribution by and distribution to owners</u>			
Dividends on ordinary shares (Note 9)	–	(1,826)	(1,826)
Total transactions with owners in their capacity as owners	–	(1,826)	(1,826)
Balance at 30 November 2022	<u>146,216</u>	<u>28,602</u>	<u>174,818</u>

The accompanying accounting policies and explanatory notes form an integral part of the condensed interim financial statements.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

D. Condensed Interim Consolidated Cash Flow Statement

	Group	
	30.11.2023	30.11.2022
	\$'000	\$'000
Cash flows from operating activities		
(Loss)/profit before tax	(4,522)	12,473
<u>Adjustments for:</u>		
Amortisation of capitalised contract costs	–	2,157
Depreciation of property, plant and equipment	75	82
Gain on disposal of property, plant and equipment	(320)	–
Unrealised exchange difference	111	482
Interest income	(1,582)	(1,729)
Interest expense	4,943	3,687
Share of results of joint ventures and associates	2,292	(9,198)
Operating cash flows before changes in working capital	997	7,954
<u>Changes in working capital:</u>		
Development properties	(2,168)	(45,404)
Trade receivables	15,701	(13,524)
Contract assets and liabilities	–	52,166
Other receivables and deposits	193	(19)
Prepayments	(50)	747
Trade payables, other payables and accruals	578	(689)
Balances with related companies	(73)	(12)
	<u>14,181</u>	<u>(6,735)</u>
Cash flows from operations	15,178	1,219
Income tax refund/(paid)	278	(1,976)
Net cash flows from/(used in) operating activities	15,456	(757)
Cash flows from investing activities		
Interest received	286	20
Purchase of property, plant and equipment	(830)	(2)
Loan to joint venture	(11)	–
Repayment of loans from / (loan to) associates	68,994	(12,313)
Investment in a joint venture and associate	–	(300)
Proceeds from disposal of property, plant and equipment	320	–
Proceeds from disposal of other investments	–	5,366
Redemption of debt instruments	6,000	–
Purchase of investment in debt instruments	(500)	–
Purchase of investment in equity instruments	(971)	(816)
Net cash flows from / (used in) investing activities	73,288	(8,045)

The accompanying accounting policies and explanatory notes form an integral part of the condensed interim financial statements.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

D. Condensed Interim Consolidated Cash Flow Statement (cont'd)

	Group	
	Six months ended	
	30.11.2023	30.11.2022
	\$'000	\$'000
Cash flows from financing activities		
Interest paid	(5,121)	(2,976)
Proceeds from bank loans	-	59,061
Repayment of bank loans	(78,531)	(18,035)
Repayment of lease liabilities	(21)	(29)
Repayment of loan to non-controlling interests	(2,569)	(13,668)
Dividends paid to non-controlling interests of subsidiaries	(5,699)	-
Dividends paid on ordinary shares	(913)	(1,826)
Net cash flows (used in) / from financing activities	(92,854)	22,527
Net (decrease) / increase in cash and cash equivalents	(4,110)	13,725
Cash and cash equivalents at beginning of the period	21,001	26,058
Effect of exchange rate changes on cash and cash equivalents	20	80
Cash and cash equivalents at end of the period	16,911	39,863

The accompanying accounting policies and explanatory notes form an integral part of the condensed interim financial statements.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements

1. Corporate information

SLB Development Ltd. (the “**Company**”) was incorporated under the Singapore Companies Act, domiciled in Singapore and was listed on the Catalist Board of Singapore Exchange Securities Trading Limited (the “**SGX-ST**”).

The immediate holding company is Lian Beng Group Pte Ltd, which is incorporated and domiciled in Singapore. The ultimate holding company is OSC Capital Pte Ltd, which is incorporated and domiciled in Singapore.

The registered office and principal place of business of the Company is located at 29 Harrison Road, #07-00, Lian Beng Building, Singapore 369648.

The primary activity of the Company is that of investment holding. The principal activities of the Group are that of property development and investment holding.

2. Basis of preparation

The condensed interim financial statements for the six months ended 30 November 2023 have been prepared in accordance with Singapore Financial Reporting Standards (International) (“**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 financial year ended 31 May 2023.

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 Dollars (“**SGD**” or “**\$**”), and all values in the tables are rounded to the nearest thousand (“**\$’000**”), except when otherwise indicated.

2.1 New and amended standards adopted by the Group

The condensed interim financial statements have been prepared based on accounting policies and methods of computation consistent with those adopted in the most recent audited financial statements of the Group for the financial year ended 31 May 2023. The Group applied for the first-time certain standards and amendments, which are effective for annual period beginning on or after 1 January 2023. The adoption of these standard and amendments did not result in substantial changes to the Group’s accounting policies and had no material effect on the amounts reported for the current financial period.

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 reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

2.2 Use of judgements and estimates (cont'd)

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 May 2023.

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.

- (i) Information about critical judgements in applying accounting policies that have most significant effect on the amounts recognised in the financial statements is discussed below:

Sales of development properties

For the sale of development properties, the Group is required to assess each of its contracts with customers to determine whether performance obligations are satisfied over time or at a point in time in order to determine the appropriate method for recognising revenue. In making the assessment, the Group considered the terms of the contracts entered into with customers and the provisions of relevant laws and regulations applicable to the contracts. The assessment of whether the Group has an enforceable right to payment for performance completed to date involves judgement made in determining the enforceability of right to payment under the legal environment of the jurisdictions where the contracts are subject to.

- (ii) Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next interim period are discussed below:

Provision for expected credit losses of trade receivables and contract assets

The Group uses a provision matrix to calculate expected credit loss ("ECL") for trade receivables and contract assets. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust historical credit loss experience with forward-looking information. At every reporting date, historical default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECL is a significant estimate. The amount of ECL is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

The Group has trade receivables of \$55,000 as at 30 November 2023 (31 May 2023: \$15,756,000).

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

2.2 Use of judgements and estimates (cont'd)

- (ii) Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next interim period are discussed below (cont'd):

Revenue recognition on development properties under construction

For the sale of development properties where the Group satisfies its performance obligations over time, management has determined that a cost-based input method provides a faithful depiction of the Group's performance in transferring control of the development properties to the customers, as it reflects the Group's efforts incurred to date relative to the total inputs expected to be incurred for the development properties. The measure of progress is based on the costs incurred to date as a proportion of total costs expected to be incurred up to the completion of the development properties. Land cost is not considered as part of the total input cost but as fulfilment cost.

The estimated total construction and other related costs are based on contracted amounts and, in respect of amounts not contracted for, management relies on past experience and knowledge of the project engineers to make estimates of the amounts to be incurred. In making these estimates, management takes into consideration the historical trends of the amounts incurred in its other similar development properties, analysed by different property types and geographical areas for the past 3 to 5 years.

Estimation of net realisable value of development properties

Development properties are stated at the lower of cost and net realisable value.

Net realisable value of development properties is the estimated selling price in the ordinary course of the business, based on market prices at the end of the reporting period and discounted for the time value of money if material, less the estimated costs of completion and the estimated costs necessary to make the sale. The carrying amount of development properties at the end of the reporting period is \$186,806,000 (31 May 2023: \$184,638,000).

3. Seasonal operations

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

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

4. Segment and revenue information

For management purposes, the Group is organised into business units based on their products and services, and has three operating segments as follows:

- (i) The property development segment is involved in the development and sale of properties (residential, commercial and industrial), as well as the provision of development management services.
- (ii) The funds management and investment segment refer to the Group's business as a fund manager through joint ventures and strategic alliance with third parties, as well as investment in the funds managed by fund managers such as through participation by way of a limited partner or shareholder in the fund company.
- (iii) The corporate segment mainly relates to corporate office functions.

Except as indicated above, no operating segments have been aggregated to form the above reportable operating segments.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss which in certain respects, as explained in the table below, is measured differently from operating profit or loss in the condensed consolidated financial statements. Income taxes are managed on a group basis and are not allocated to operating segments. Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023

E. Notes to the Condensed Interim Financial Statements (cont'd)

4. Segment and revenue information (cont'd)

4.1 Reportable segments

	Property development		Funds management and investment		Corporate		Adjustments and eliminations		Notes	Total	
	Six months ended		Six months ended		Six months ended		Six months ended			Six months ended	
	30.11.2023	30.11.2022	30.11.2023	30.11.2022	30.11.2023	30.11.2022	30.11.2023	30.11.2022		30.11.2023	30.11.2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		\$'000	\$'000
Revenue:	49	37,456	307	776	–	–	–	–		356	38,232
Results:											
Interest income	366	955	14	2	1,474	1,870	(272)	(1,098)	A	1,582	1,729
Interest expenses	(3,453)	(3,554)	(23)	(26)	(1,739)	(1,205)	272	1,098	A	(4,943)	(3,687)
Depreciation of property, plant and equipment	(19)	(12)	–	–	(56)	(70)	–	–		(75)	(82)
Gain on disposal of property, plant and equipment	–	–	–	–	320	–	–	–		320	–
Share of results of joint ventures and associates	(2,369)	8,870	77	328	–	–	–	–		(2,292)	9,198
Segment (loss) / profit before tax	(3,380)	14,603	324	754	(1,466)	(2,884)	–	–	B	(4,522)	12,473
Fair value gain/(loss) on financial assets at fair value through other comprehensive income	–	–	434	(84)	–	–	–	–		434	(84)
Other non-cash expenses:											
Amortisation of capitalised contract costs	–	2,157	–	–	–	–	–	–		–	2,157
	As at	As at	As at	As at	As at	As at	As at	As at		As at	As at
	30.11.2023	31.05.2023	30.11.2023	31.05.2023	30.11.2023	31.05.2023	30.11.2023	31.05.2023		30.11.2023	31.05.2023
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		\$'000	\$'000
Assets:											
Investment in joint ventures and associates	29,952	32,153	525	(5)	–	–	–	–		30,477	32,148
Additions to non-current assets	18	45	–	–	812	–	–	–		830	45
Segment assets	307,011	367,701	35,693	38,583	204,270	273,763	(158,613)	(201,176)	C	388,361	478,871
Segment liabilities	(269,601)	(320,401)	(27,104)	(31,044)	(47,593)	(115,050)	158,613	201,176	C	(185,685)	(265,319)

Notes: Nature of adjustments and eliminations to arrive at amounts reported in the consolidated interim financial statements

A. Inter-segment interest income and interest expenses are eliminated on consolidation.

B. Inter-segment profit or loss comprising interest income and interest expense, dividends, management fees and other intercompany adjustments are eliminated on consolidation.

C. Inter-segment assets and liabilities are eliminated on consolidation.

SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023

E. Notes to the Condensed Interim Financial Statements (cont'd)

4. Segment and revenue information (cont'd)

4.2 Disaggregation of Revenue

	Property development		Fund management and investment		Corporate		Total	
	Six months ended		Six months ended		Six months ended		Six months ended	
	30.11.2023	30.11.2022	30.11.2023	30.11.2022	30.11.2023	30.11.2022	30.11.2023	30.11.2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<u>Types of goods or service</u>								
Revenue from contracts with customers:								
Sale of development properties	-	37,456	-	-	-	-	-	37,456
Development management fee	49	-	-	-	-	-	49	-
Distribution income from investment securities	-	-	307	776	-	-	307	776
	49	37,456	307	776	-	-	356	38,232
<u>Geographical information</u>								
Singapore	49	37,456	108	586	-	-	157	38,042
Australia	-	-	199	190	-	-	199	190
	49	37,456	307	776	-	-	356	38,232

Revenue from contracts with customers relates to the sale of development properties in Singapore and is recognised over time.

**SLB DEVELOPMENT LTD. AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

5. Property, plant and equipment

During the six months ended 30 November 2023, the Group acquired assets amounting to \$830,000 (30 November 2022: \$33,000) and disposed the fully depreciated assets for sale proceed amounting to \$320,000 (30 November 2022: \$Nil).

6. Loans and borrowings

	Group		Company	
	30.11.2023	31.05.2023	30.11.2023	31.05.2023
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Lease liabilities	6	24	-	18
Current portion of long-term bank loans, secured	109,509	172,166	-	74,395
	<u>109,515</u>	<u>172,190</u>	<u>-</u>	<u>74,413</u>
<u>Non-current</u>				
Lease liabilities	21	24	-	-
Long-term bank loans, secured	21,006	36,754	-	-
	<u>21,027</u>	<u>36,778</u>	<u>-</u>	<u>-</u>
Total loans and borrowings	<u>130,542</u>	<u>208,968</u>	<u>-</u>	<u>74,413</u>

Details of any collaterals:

- (a) The Group's bank loans of \$130,515,000 (31 May 2023: \$134,525,000) are secured by corporate guarantee provided by the Company in the proportionate shareholdings held in the subsidiaries and the legal assignment of rights, titles and benefits with respect to certain development properties and other investments;
- (b) The Group's and the Company's bank loans of \$Nil (31 May 2023: \$74,395,000) are secured by the legal assignment of Group's rights, titles and benefits with respect to the development properties of certain associates.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

7. (Loss)/profit before taxation

(Loss)/profit before tax includes the following:

	Group	
	Six months ended	
	30.11.2023	30.11.2022
	\$'000	\$'000
<i>Other income / (expenses):</i>		
Interest income	1,582	1,729
Rental income	3,077	2,768
Foreign exchange gain / (loss)	158	(2,110)
Gain on disposal of property, plant and equipment	320	–
Depreciation of property, plant and equipment	(75)	(82)
Amortisation of capitalised contract costs	–	(2,157)
Interest expenses	(4,943)	(3,687)

8. 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	
	Six months ended	
	30.11.2023	30.11.2022
	\$'000	\$'000
Current taxation		
- Current income taxation	30	835
Deferred taxation		
- Origination and reversal of temporary differences	11	1,029
Income tax expense recognised in profit or loss	41	1,864

9. Dividends

	Group and Company	
	Six months ended	
	30.11.2023	30.11.2022
	\$'000	\$'000
<i>Ordinary dividends paid:</i>		
- Final exempt dividend of 0.1 Cents (2022: 0.2 Cents) per share	913	1,826

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

10. Earnings per share ("EPS")

	Group	
	Six months ended	
	30.11.2023	30.11.2022
(Loss) / earnings per ordinary share for the period:		
(i) Based on weighted average number of ordinary shares in issue (cents)	(0.49)	0.89
(ii) On a fully diluted basis (cents)	(0.49)	0.89
	<u>\$'000</u>	<u>\$'000</u>
Group's net (loss) / profit for the period attributable to owners of the Company used in the computation of basic and diluted EPS	<u>(4,517)</u>	<u>8,100</u>
	'000	'000
Weighted average number of ordinary shares excluding treasury shares for computing basic and diluted EPS	<u>913,000</u>	<u>913,000</u>

Basic earnings per share is calculated based on the Group's net (loss) / profit for the period attributable to equity holders of the Company over the weighted average number of ordinary shares outstanding during the financial period.

As there were no potential ordinary shares granted during the year and no potential ordinary shares outstanding as at the end of the financial period, the basic and fully diluted earnings per share are the same.

11. Net asset value per share

	Group		Company	
	30.11.2023	31.05.2023	30.11.2023	31.05.2023
Net asset value per ordinary share (cents)	<u>21.99</u>	<u>22.55</u>	<u>18.65</u>	<u>18.89</u>

Net asset value per share is calculated by dividing the Group's net assets attributable to owners of the Company by the total number of issued ordinary shares as at the end of the financial period.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

12. Related party transactions

In addition to the related party information disclosed elsewhere in the financial statements, the following significant transactions between the Group and related parties took place at terms agreed between the parties during the financial period:

	Group	
	Six months ended	
	30.11.2023	30.11.2022
	\$'000	\$'000
Development management services rendered to		
- A related company	49	-
Construction services rendered by a related company to:		
- An associate	4,050	39,622
Commercial lease of office space from		
- A related company	57	56
Commercial lease of industrial space to		
- A related company	-	19
Interest income from		
- Associates	1,393	1,709
Interest expense to		
- Immediate holding company	840	534

Related companies are subsidiaries of Lian Beng Group Pte Ltd which are not part of the Group.

Corporate guarantees provided

The immediate holding company provided corporate guarantees and securities for loans granted to the Group's associates of \$11,420,000 (31 May 2023: \$99,291,000).

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

13. Fair value of assets and liabilities

	Group		Company	
	30.11.2023	31.05.2023	30.11.2023	31.05.2023
	\$'000	\$'000	\$'000	\$'000
<i>Financial assets carried at amortised cost</i>				
Trade receivables	55	14,734	–	–
Other receivables and deposits	356	550	42	40
Amounts due from related companies	49	–	49	–
Amounts due from joint ventures and associates	126,750	194,355	78,754	95,705
Amounts due from subsidiaries	–	–	124,589	175,261
Amounts due from non-controlling interests	704	262	–	–
Cash and cash equivalents	16,911	21,001	1,619	4,470
	<u>144,825</u>	<u>230,902</u>	<u>205,053</u>	<u>275,476</u>
<i>Financial assets carried at fair value through other comprehensive income</i>				
Other investments	25,315	29,494	–	–
<i>Financial liabilities carried at amortised cost</i>				
Trade and other payables (excluding sales tax payable and deferred income)	2,077	2,031	–	–
Accruals	5,734	5,438	560	924
Amounts due to related companies	250	274	–	24
Amounts due to joint ventures and associates	1,418	1,418	950	950
Amounts due to subsidiaries	–	–	11,646	4,188
Amounts due to holding company	34,204	34,195	34,204	34,195
Amounts due to non-controlling interests	16	2,143	–	–
Loans and borrowings	130,542	208,968	–	74,413
	<u>174,241</u>	<u>254,467</u>	<u>47,360</u>	<u>114,694</u>

Financial assets at fair value through other comprehensive income comprise the following:

	Group	
	30.11.2023	31.05.2023
	\$'000	\$'000
<i>Financial assets carried at fair value through other comprehensive income</i>		
<i>Non-current</i>		
Unquoted equity instruments (AUD)	7,109	6,124
Unquoted equity instruments (GBP)	3,614	3,242
Unquoted equity instruments (USD)	14,012	14,012
Unquoted debt instruments (SGD)	500	–
Quoted equity securities (SGD)	80	76
	<u>25,315</u>	<u>23,454</u>
<i>Current</i>		
Quoted debt investments (SGD)	–	6,040
	<u>25,315</u>	<u>29,494</u>

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

13. Fair value of assets and liabilities (cont'd)

(a) 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 in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

(b) Assets and liabilities measured at fair value

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

	Fair value measurements at the end of the reporting period using			Total \$'000
	Quoted prices in active markets for identical instruments (Level 1) \$'000	Significant observable inputs other than quoted prices (Level 2) \$'000	Significant unobservable inputs (Level 3) \$'000	
<u>30.11.2023</u>				
<i>Financial asset measured at fair value:</i>				
Other investments	80	–	25,235	25,315
<u>31.05.2023</u>				
<i>Financial asset measured at fair value:</i>				
Other investments	6,116	–	23,378	29,494

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

13. Fair value of assets and liabilities (cont'd)

(c) Level 3 fair value measurements

Information about significant unobservable inputs used in Level 3 fair value measurements

The following table shows the information about fair value measurements using significant unobservable inputs (Level 3):

Description	Valuation techniques	Unobservable inputs	Range
As at 30.11.2023			
Other investment	Net asset valuation	Note 1	Not applicable
As at 31.05.2023			
Other investment	Net asset valuation	Note 1	Not applicable

Note 1 – Other investment

The fair values of unquoted equity securities are determined based on the fair values of the underlying assets and liabilities of the investee.

Reconciliation of recurring fair value measurements categorised within Level 3 of the fair value hierarchy:

	Group
	\$'000
As at 01.06.2023	23,378
Purchases	1,471
Fair value gain recognised in other comprehensive income	386
As at 30.11.2023	<u>25,235</u>

There were no transfers between Level 1 and Level 2 fair value measurements during the period, and no transfers into or out of Level 3 fair value measurements during the six months ended 30 November 2023.

14. Share capital

	Group and Company			
	30.11.2023		31.05.2023	
	Number of ordinary shares	Share capital	Number of ordinary shares	Share capital
		\$'000		\$'000
Issued and paid up:				
At beginning and end of year	913,000,000	146,216	913,000,000	146,216

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

E. Notes to the Condensed Interim Financial Statements (cont'd)

14. Share capital (cont'd)

The Company did not hold any treasury shares as at 30 November 2023 and 31 May 2023. There are no outstanding convertibles, treasury shares or subsidiary holdings held by the Company as at 30 November 2023 and 30 November 2022.

F. Other information required by the Appendix 7C of the Catalyst Rules

1 Review

The condensed interim consolidated statement of financial position of SLB Development Ltd (the “**Company**”) and its subsidiaries (collectively the “**Group**”) as at 30 November 2023 and the related condensed interim consolidated statement of comprehensive income, condensed interim statement of changes in equity and condensed interim consolidated cash flows statements for the six-month period then ended and certain explanatory notes have not been audited or reviewed by our auditors.

- 2. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group’s business. The review must discuss any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

A. Comprehensive Income Statements

1H2024 vs 1H2023

The Group reported \$0.4 million in revenue for the six months ended 30 November 2023 (“**1H2024**”), a decrease of \$37.8 million or 99.1% compared to \$38.2 million registered in the corresponding period ended 30 November 2022 (“**1H2023**”). The decrease in revenue was mainly due to INSPACE having obtained Temporary Occupation Permit (“**TOP**”) in January 2023 and its revenue were fully recognised in FY2023.

The Group's gross profit decreased by \$9.5 million or 96.4% from \$9.9 million in 1H2023 to \$0.4 million in 1H2024 mainly due to revenue from INSPACE being fully recognised in FY2023.

Other operating income increased by \$0.6 million or 14.3% from \$4.6 million in 1H2023 to \$5.2 million in 1H2024, mainly due to increase in rental income of \$0.3 million from the Group's development properties and gain on disposal of property, plant and equipment of \$0.3 million.

There is no sales and marketing expenses for 1H2024 (1H2023: \$2.2 million) as INSPACE had obtained TOP in January 2023 and expenses were fully recognised in FY2023.

Administrative expenses decreased by \$0.6 million or 25.1% from \$2.5 million in 1H2023 to \$1.9 million in 1H2024 mainly due to decrease in professional fees of \$0.2 million and staff costs of \$0.4 million.

Other operating expenses decreased by \$1.8 million or 65.9% from \$2.8 million in 1H2023 to \$1.0 million in 1H2024 mainly due to decrease in foreign exchange loss of \$2.1 million, offset by the increase in maintenance expenses for development properties of \$0.3 million.

Finance costs increased by \$1.2 million or 34.1% from \$3.7 million in 1H2023 to \$4.9 million in 1H2024 mainly due to an increase in interest expenses on bank loans.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

F. Other information required by the Appendix 7C of the Catalyst Rules (cont'd)

2. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

A. Comprehensive Income Statements (cont'd)

Share of results of joint ventures and associates decreased from share of profits of \$9.2 million in 1H2023 to share of loss of \$2.3 million in 1H2024. The decrease in share of results of joint ventures and associates was mainly due to lower development profits recognised from Riverfront Residences and Affinity @ Serangoon as both projects had obtained TOP in May 2023 and June 2023 respectively.

The Group's tax expense decreased by \$1.8 million or 97.8% from \$1.9 million in 1H2023 to \$0.1 million in 1H2024. The decrease in income tax expense was mainly due to lower taxable profits for the period.

As a result of the above, the Group registered a net loss attributable to owners of the Company of \$4.5 million in 1H2024, as compared to a net profit attributable to owners of the Company of \$8.1 million in 1H2023.

B. Financial Position Statements

Non-current assets

Property, plant and equipment increased by \$0.8 million from \$0.1 million as at 31 May 2023 to \$0.9 million as at 30 November 2023 mainly due to purchase of plant and equipment amounting to \$0.8 million in 1H2024.

Investment in joint ventures and associates decreased by \$2.4 million from net assets of \$24.7 million as at 31 May 2023 (resulting from S\$32.2 million as presented under non-current assets less \$7.5 million as presented under non-current liabilities) to net assets of \$22.3 million as at 30 November 2023 (resulting from \$30.5 million as presented under non-current assets less \$8.2 million as presented under non-current liabilities) mainly due to share of loss of joint ventures and associates of \$2.3 million in 1H2024 and unrealised foreign exchange loss on foreign associates of \$0.1 million.

Other investments decreased by \$4.2 million or 14.2% from \$29.5 million as at 31 May 2023 to \$25.3 million as at 30 November 2023 mainly due to the Group's disposal of investment in debt instruments of \$6.0 million; offset by additional investment in equity and debt instruments of \$1.5 million and fair value gain of \$0.3 million.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

F. Other information required by the Appendix 7C of the Catalist Rules (cont'd)

2. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

B. Financial Position Statements (cont'd)

Current assets

Development properties increased by \$2.2 million or 1.2% from \$184.6 million as at 31 May 2023 to \$186.8 million as at 30 November 2023 mainly due to additional costs incurred on the development properties.

Trade receivables decreased by \$15.7 million or 99.7% from \$15.8 million as at 31 May 2023 to \$0.1 million as at 30 November 2023 mainly due to progress billings for INSPACE upon completion as at 31 May 2023 being fully collected in 1H2024.

Other receivables, deposits and prepayments decreased by \$0.6 million or 60.2% from \$1.1 million as at 31 May 2023 to \$0.5 million as at 30 November 2023 mainly due to decreases in other receivables.

Amounts due from joint ventures and associates decreased by \$67.6 million or 34.8% from \$194.4 million as at 31 May 2023 to \$126.8 million as at 30 November 2023 mainly due to repayment of loans from associates of \$69.0 million in 1H2024 offset by accumulation of interest receivables from loans to associates of \$1.4 million.

Current liabilities

Amount due to non-controlling interests decreased by \$2.1 million or 99.3% from \$2.1 million as at 31 May 2023 to \$0.02 million as at 30 November 2023 mainly due to loan repayment to non-controlling interests in 1H2024.

Current loans and borrowings decreased by \$62.7 million or 36.4% from \$172.2 million as at 31 May 2023 to \$109.5 million as at 30 November 2023 mainly due to repayment of bank loan of \$78.5 million, offset by reclassification of \$15.8 million of bank loan from non-current loans and borrowings.

Provision for taxation decreased by \$0.2 million or 37.3% from \$0.6 million as at 31 May 2023 to \$0.4 million as at 30 November 2023 mainly due to income tax paid of \$0.3 million; offset by increase in provision for current income tax liabilities.

Non-current liabilities

Non-current loans and borrowings decreased by \$15.8 million or 42.8% from \$36.8 million as at 31 May 2023 to \$21.0 million as at 30 November 2023 mainly due to reclassification to current loans and borrowings.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

F. Other information required by the Appendix 7C of the Catalyst Rules (cont'd)

- 2. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

C. Cash Flow Statements

Overall, cash and cash equivalents decreased by \$4.1 million or 19.5% from \$21.0 million as at 31 May 2023 to \$16.9 million as at 30 November 2023, due to net cash flows from operating activities of \$15.4 million and investing activities of \$73.3 million; offset by net cash used in financing activities of \$92.8 million.

Net cash flows from operating activities of \$15.4 million in 1H2024 was mainly due to operating cash flows before changes in working capital of \$1.0 million, net working capital inflows of \$14.1 million and income tax refund of \$0.3 million.

Net cash flows from investing activities of \$73.3 million in 1H2024 was mainly due to (i) repayment of loans by associates of \$69.0 million; (ii) proceeds from redemption of debt instruments of \$6.0 million and proceeds from disposal of plant and equipment of \$0.3 million; and (iii) interest received of \$0.3 million; offset by other investments of \$1.5 million and purchase of plant and equipment of \$0.8 million.

Net cash flows used in financing activities of \$92.8 million in 1H2024 was mainly due to (i) repayment of bank loans of \$78.5 million; (ii) repayment of loan to non-controlling interests of subsidiaries of \$2.6 million; (iii) dividend paid to non-controlling interests of subsidiaries of \$5.7 million; (iv) dividend paid on ordinary shares of \$0.9 million; and (v) interest paid of \$5.1 million.

- 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 previously been disclosed.

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

F. Other information required by the Appendix 7C of the Catalist Rules (cont'd)

4. A commentary at the date of the announcement of the 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.

On 2 January 2024, The Ministry of Trade and Industry (MTI) announced that Singapore's economy grew by 2.8 per cent on a year-on-year basis in the fourth quarter of 2023, faster than the 1.0 per cent growth in the previous quarter¹. On a quarter-on-quarter seasonally-adjusted basis, the economy expanded by 1.7 per cent, extending the 1.3 per cent expansion in the third quarter. For the whole of 2023, the economy grew by 1.2 per cent, moderating from the 3.6 per cent growth in 2022¹.

According to real estate statistics released by the Urban Redevelopment Authority ("URA"), the prices of private residential properties increased by 2.7 per cent in 4Q2023, as compared to the 0.8 per cent increase in 3Q2023. For 2023 as a whole, the private residential price index increased at a slower pace of 6.7%, compared to 8.6% in 2022². In 4Q2023, sales transaction volume (up to mid-December) totalled 3,800 as compared to 5,201 in 3Q2023. For 2023, this totalled 18,510 as compared to 21,890 in 2022.

For the property segment, most of the Group's completed development projects in Singapore have either been fully sold or are almost fully sold to date, for which profits were largely recognised prior to 1H2024. Notably, in 2023, the Group has successfully extended its reach in the 'living sectors', residential, mixed-use development and commercial/office space through five acquisitions made in both Singapore and Australia.

In Singapore, the Group's joint venture enbloc acquisitions of the Peace Centre/Peace Mansion, Euro-Asia Apartment and Bagnall Court for redevelopment were completed in 2023. The redevelopment of the freehold Euro-Asia Apartment into 172-unit condominium project - The Arcady at Boon Keng - was launched over the 6 - 7 Jan 2024 weekend. The sale and construction of these mentioned projects are targeted to commence in the year 2024.

In addition, together with Weave Living, the acquisition of 17 shophouses was completed and repositioned into serviced residences - Weave Suites - with a modern flavour, tapping into Singapore's midmarket hotel segment which is expected to continue its path towards recovery, on the back of increased tourist demand.

In the commercial space, the Group has acquired four commercial buildings at 30 and 31 North Canal Road and 38 and 40 South Bridge Road, and will look to rejuvenate and uplift overall tenant experience through green and sustainable repositioning. The Group intends to achieve positive rental reversions in the near term, whilst waiting for suitable market conditions for redevelopment or disposal, tapping on the 'return to office' trend to capture demand for CBD office space.

In Australia, the Group has further expanded its footprint with the acquisition of a major CBD building - 225 King Street, Melbourne - which offers significant value-add, repositioning or owner occupation potential. This is the Group's second project in Melbourne following the consolidation of both office and retail podiums in 235 Bourke Street with its joint venture partners.

¹Ministry of Trade and Industry Singapore, 2 January 2024 - [Singapore's GDP Grew by 2.8 Per Cent in the Fourth Quarter of 2023 and by 1.2 Per Cent in 2023](#)

²Urban Redevelopment Authority, 2 January 2024 - [URA releases flash estimate of 4th Quarter 2023 private residential property price index](#)

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

F. Other information required by the Appendix 7C of the Catalyst Rules (cont'd)

4. A commentary at the date of the announcement of the 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. (cont'd)

The Government's announcement to ramp up supply of private housing in the Government Land Sales ("GLS") programme on 6 December 2023 is the highest supply on the Confirmed List in a single GLS Programme since 2H2013, increasing from 5,160 units in 2H2023 to 5,450 units in 1H2024¹. Following this steady increase in private housing supply and tightened measures, notably, the latest upward revision in the Additional Buyer's Stamp Duty ("ABSD") introduced on 26 April 2023, the Group will continue to be selective when seeking accretive opportunities. The Group will also remain financially prudent when seeking accretive opportunities that support its drive to create green and sustainable assets, whilst prudently diversifying its geographical footprint and income streams for sustainable future growth.

5. Dividend

a. Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

No.

b. Corresponding period of the immediately preceding financial year.

No.

c. Date payable.

Not Applicable.

d. Books closure date.

Not Applicable.

6. If no dividend has been declared/recommended, a statement to that effect.

No dividend has been declared or recommended for the financial period ended 30 November 2023 as to retain funds for working capital requirements of the Group and to allow the Group to capitalise on potential investments opportunities.

¹ Ministry of National Development, 6 December 2023 - [Housing Supply Further Ramped Up in 1H2024 Government Land Sales \(GLS\) Programme. with Highest Housing Supply on Confirmed List since 2H2013](#)

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

F. Other information required by the Appendix 7C of the Catalist Rules (cont'd)

- 7. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

The Group had sought renewal of the general mandate from shareholders for the Interested Person Transactions (“IPT”) in the Annual General Meeting held on 20 September 2023.

The aggregate value of all interested person transactions during the 1H2024 were as follows:

Name of Interested Person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)		Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)	
	Total value of the transaction	Based on issuer's effective interest pursuant to Catalist Rule 909(1)	Total value of the transaction	Based on issuer's effective interest pursuant to Catalist Rule 909(1)
	\$'000	\$'000	\$'000	\$'000
<u>Construction services by related companies</u>				
L.S. Construction Pte Ltd ⁽¹⁾	-	-	4,050	810
<u>Interest expenses to holding company</u>				
Lian Beng Group Pte Ltd	840	840	-	-

Notes: (1) L.S. Construction Pte Ltd is a wholly-owned subsidiary of the Company's controlling shareholder, Lian Beng Group Pte Ltd.

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

The Company confirms that it has procured the undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1).

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 NOVEMBER 2023**

F. Other information required by the Appendix 7C of the Catalist Rules (cont'd)

9. Disclosure pursuant to Rule 706A of the Catalist Rules

There were no acquisition or sale of shares in any of the Group's subsidiary or associated company nor incorporation or winding up or striking off of any subsidiary or associated company by the Company or any of the Group's entities since date of announcement on 25 July 2023.

10. Confirmation pursuant to Rule 705(5) of the Catalist Listing Manual

On behalf of the Board of Directors of the Company, we, the undersigned, do 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 consolidated financial statements of the Group and the Company for the six months ended 30 November 2023 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Ong Eng Keong
Executive Director and Chief Executive Officer
12 January 2024