

**SECOND CHANCE PROPERTIES LTD**  
*(Incorporated in Singapore - Registration Number: 198103193M)*  
**AND ITS SUBSIDIARY CORPORATIONS**

---

**Unaudited Condensed Interim Financial Statements for the Six Months and Full Year  
Ended 31 August 2021**

## Contents

	Page
Condensed consolidated statement of profit or loss and other comprehensive income	1
Condensed interim statement of financial position	2
Condensed interim statements of changes in equity	3
Condensed interim consolidated statement of cash flows	5
Notes to the condensed interim financial statements	6
Other information required by Listing Rule Appendix 7.2	15

# Part I – Condensed Interim Financial Statements for the Second Half and Full Year ended 31 August 2021

*Note: All figures are in Singapore Dollars*

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

Note	<u>Group</u> <u>Six months ended</u>			<u>Group</u> <u>Twelve months ended</u>			
	<u>31/8/2021</u>	<u>31/8/2020</u>	<u>Change</u>	<u>31/8/2021</u>	<u>31/8/2020</u>	<u>Change</u>	
	\$ '000	\$ '000	%	\$ '000	\$ '000	%	
<b>Revenue</b>	4	<b>20,164</b>	<b>10,431</b>	<b>93.31</b>	<b>36,584</b>	<b>23,953</b>	<b>52.73</b>
Cost of sales		(9,318)	(5,196)	79.33	(19,049)	(11,538)	65.10
<b>Gross profit</b>		<b>10,846</b>	<b>5,235</b>	<b>107.18</b>	<b>17,535</b>	<b>12,415</b>	<b>41.24</b>
Other losses – net		(2,380)	(3,276)	nm	(917)	(3,966)	nm
Expenses							
- Administrative		(1,827)	(1,344)	35.94	(3,241)	(2,913)	11.26
- Distribution		(342)	(251)	36.25	(688)	(474)	45.15
- Finance		(256)	(91)	181.32	(442)	(275)	60.73
- Apparel operating		(84)	(108)	nm	(198)	(403)	nm
- Property operating		(464)	(56)	728.57	(861)	(535)	60.93
- Gold and jewellery operating		(60)	(34)	76.47	(157)	(121)	29.75
- Others		(294)	-	nm	(294)	(2)	nm
		(3,327)	(1,884)	76.59	(5,881)	(4,723)	24.52
<b>Profit before income tax</b>	6	<b>5,139</b>	<b>75</b>	<b>6,752.00</b>	<b>10,737</b>	<b>3,726</b>	<b>188.16</b>
Income tax (expense)/credit	7	(319)	839	nm	(914)	719	nm
<b>Net profit for the financial year</b>		<b>4,820</b>	<b>914</b>	<b>427.35</b>	<b>9,823</b>	<b>4,445</b>	<b>120.99</b>
Other comprehensive income/(loss):							
Items that may be reclassified subsequently to profit or loss:							
- Currency translation differences arising from consolidation		451	(334)	nm	584	(210)	nm
		451	(334)	nm	584	(210)	nm
Items that will not be reclassified subsequently to profit or loss:							
- Revaluation loss on property, plant and equipment		(1,298)	(861)	50.75	(1,298)	(861)	50.75
- Fair value gain/(loss) on Financial assets, at FVOCI		8,427	(12,275)	nm	26,027	(13,177)	nm
<b>Other comprehensive income/(loss), net of tax</b>		<b>7,580</b>	<b>(13,470)</b>	<b>nm</b>	<b>25,313</b>	<b>(14,248)</b>	<b>nm</b>
<b>Total comprehensive income/(loss) attributable to equity holders</b>		<b>12,400</b>	<b>(12,556)</b>	<b>nm</b>	<b>35,136</b>	<b>(9,803)</b>	<b>nm</b>
<b>Earnings per share attributable to equity holders (cents per share)</b>							
Basic earnings per share		0.64	0.12		1.30	0.59	
Diluted earnings per share		0.64	0.12		1.30	0.59	

\*nm - not meaningful

## Condensed interim statements of financial position

		The Group		The Company	
	Note	31 Aug 2021	31 Aug 2020	31 Aug 2021	31 Aug 2020
		\$ '000	\$ '000	\$ '000	\$ '000
ASSETS					
Current assets					
Cash and bank balances		348	8,891	97	106
Financial assets, at FVPL		1,105	17,575	-	-
Trade and other receivables	10	379	751	603	5,589
Inventories		17,384	16,934	494	701
Other current assets		163	404	57	58
Income tax receivables		64	20	-	-
		19,443	44,575	1,251	6,454
Property held-for-sale		9,600	-	-	-
		29,043	44,575	1,251	6,454
Non-current assets					
Amount due from subsidiary corporations		-	-	190,232	152,199
Financial assets, at FVOCI	11	223,139	61,871	40,886	34,870
Investments in subsidiary corporations		-	-	17,231	17,231
Property, plant and equipment	12	18,795	20,263	17	21
Investment properties	13	130,755	156,665	13,750	13,750
Deferred tax assets		68	67	-	-
		372,757	238,866	262,116	218,071
Total assets		401,800	283,441	263,367	224,525
LIABILITIES					
Current liabilities					
Trade payables	14	1,541	1,749	161	190
Other payables	15	915	1,455	684	1,334
Borrowings	16	115,319	31,100	39,714	9,541
Current income tax liabilities		805	156	-	12
		118,580	34,460	40,559	11,077
Non-current liability					
Deferred tax liabilities		4	47	3	3
		4	47	3	3
Total liabilities		118,584	34,507	40,562	11,080
Net assets		283,216	248,934	222,805	213,445
EQUITY					
Capital and reserves attributable to equity holders of the Company					
Share capital	17	137,454	138,308	137,454	138,308
Retained profits		132,205	118,381	82,256	78,256
Other reserves		13,557	(7,755)	3,095	(3,119)
Total equity		283,216	248,934	222,805	213,445

## Condensed interim statements of changes in equity

			Other reserves*				
	Share capital	Retained profits	Fair value reserve	Asset revaluation reserve	Currency translation reserve	Total other reserves	Total equity
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
Group							
Balance as at 31 August 2020	138,308	118,381	(8,785)	7,220	(6,190)	(7,755)	248,934
Total comprehensive income for the financial period	-	5,003	17,600	-	133	17,733	22,736
Share buyback	(854)	-	-	-	-	-	(854)
Total transactions with owners, recognised directly in equity	(854)	-	-	-	-	-	(854)
Transfer upon disposal of investments in financial assets, at FVOCI	-	(78)	78	-	-	78	-
Balance as at 28 February 2021	137,454	123,306	8,893	7,220	(6,057)	10,056	270,816
Total comprehensive income/(loss) for the financial period	-	4,820	8,427	(1,298)	451	7,580	12,400
Transfer upon disposal of investments in financial assets, at FVOCI	-	4,079	(4,079)	-	-	(4,079)	-
Balance as at 31 August 2021	137,454	132,205	13,241	5,922	(5,606)	13,557	283,216
Balance as at 31 August 2019	138,248	117,387	4,391	8,081	(5,980)	6,492	262,127
Total comprehensive income/(loss) for the financial period	-	3,531	(907))	-	124	(783)	2,748
Warrants exercised	60	-	-	-	-	-	60
Total transactions with owners, recognised directly in equity	60	-	-	-	-	-	60
Transfer upon disposal of investments in financial assets, at FVOCI	-	(5)	5	-	-	5	-
Balance as at 29 February 2020	138,308	120,913	3,489	8,081	(5,856)	5,714	264,935
Total comprehensive income/(loss) for the financial period	-	914	(12,321)	(861)	(334)	(13,516)	(12,602)
Dividend paid	-	(3,399)	-	-	-	-	(3,399)
Total transactions with owners, recognised directly in equity	-	(3,399)	-	-	-	-	(3,399)
Transfer upon disposal of investments in financial assets, at FVOCI	-	(47)	47	-	-	47	-
Balance as at 31 August 2020	138,308	118,381	(8,785)	7,220	(6,190)	(7,755)	248,934

\* Other reserves are non-distributable

## **Condensed interim statements of changes in equity (continued)**

### **Company**

	<b>Share Capital</b>	<b>Retained Earnings</b>	<b>Fair Value Reserve</b>	<b>Total</b>
	<b>\$ '000</b>	<b>\$ '000</b>	<b>\$ '000</b>	<b>\$ '000</b>
<b>Balance as at 31 August 2020</b>	138,308	78,257	(3,120)	213,445
Total comprehensive income for the period	-	4,343	2,857	7,200
Share buyback	(854)	-	-	(854)
Total transactions with owners, recognised directly in equity	(854)	-	-	(854)
Transfer upon disposal of investments in financial assets, at FVOCI	-	(78)	78	-
<b>Balance as at 28 February 2021</b>	137,454	82,522	(185)	219,791
Total comprehensive income/(loss) for the period	-	(266)	3,280	3,014
<b>Balance as at 31 August 2021</b>	137,454	82,256	3,095	222,805
<b>Balance as at 31 August 2019</b>	138,248	80,290	6,238	224,776
Total comprehensive (loss)/income for the period	-	972	(242)	730
Issue of share capital	60	-	-	60
Total transactions with owners, recognised directly in equity	60	-	-	60
Transfer upon disposal of investments in financial assets, at FVOCI	-	(5)	5	-
<b>Balance as at 29 February 2020</b>	138,308	81,257	6,001	225,566
Total comprehensive (loss)/income for the period	-	445	(9,167)	(8,722)
Dividends paid	-	(3,399)	-	(3,399)
Total transactions with owners, recognised directly in equity	-	(3,399)	-	(3,399)
Transfer upon disposal of investments in financial assets, at FVOCI	-	(46)	46	-
<b>Balance as at 31 August 2020</b>	138,308	78,257	(3,120)	213,445

## Condensed interim consolidated statements of cash flows

	Group		Group	
	Six months ended		Twelve months ended	
	31-08-2021 \$ '000	31-08-2020 \$ '000	31-08-2021 \$ '000	31-08-2020 \$ '000
<b>Cash flows from operating activities</b>				
Net profit	4,820	914	9,823	4,445
Adjustments for				
- Income tax expense/(credit)	319	(839)	914	(719)
- Depreciation of property, plant and equipment	64	70	134	143
- Depreciation of right-of-use assets	-	(134)	-	-
- Gain on disposal of investment properties	(125)	(180)	(675)	(180)
- Fair value (gain)/loss on financial assets, at FVPL	(74)	3,230	21	4,193
- Fair value loss on investment properties	2,027	1,110	2,027	1,110
- Interest income from bank deposits	(9)	(179)	(99)	(383)
- Gain on disposal of financial assets, at FVPL	-	(2)	(153)	(23)
- Loss/(gain) on redemption of financial assets at FVPL	136	(15)	140	22
- Finance expense	256	91	442	275
- Unrealised currency translation differences	431	(178)	(157)	(174)
	<b>7,845</b>	<b>3,888</b>	<b>12,417</b>	<b>8,709</b>
Changes in working capital				
- Trade and other receivables	87	(333)	372	(361)
- Inventories	(17)	(1,228)	(456)	(2,245)
- Other current assets	59	1	240	84
- Trade and other payables	(280)	1,062	(726)	(773)
<b>Net cash generated from operations</b>	<b>7,694</b>	<b>3,390</b>	<b>11,847</b>	<b>5,414</b>
Interest received	9	179	99	383
Interest paid	(252)	(96)	(438)	(275)
Income taxes paid	(142)	(132)	(354)	(130)
<b>Net cash provided by operating activities</b>	<b>7,309</b>	<b>3,341</b>	<b>11,154</b>	<b>5,392</b>
<b>Cash flows from investing activities</b>				
- Proceeds from disposal of financial assets, at FVOCI	-	7	145	21
- Redemption of financial assets at FVOCI, by issuers	13,738	467	13,886	543
- Proceeds from disposal of financial assets, at FVPL	-	246	-	919
- Redemption of financial assets at FVPL, by issuers	250	696	2,461	2,117
- Proceeds from disposal of investment properties	7,545	1,950	15,545	1,950
- Purchase of financial assets, at FVOCI	(54,556)	(18,951)	(135,269)	(19,137)
- Purchase of financial assets, at FVPL	-	(45)	-	(757)
- Additions to property, plant and equipment	(4)	-	(4)	-
<b>Net cash used in investing activities</b>	<b>(33,027)</b>	<b>(15,630)</b>	<b>(103,236)</b>	<b>(14,344)</b>
<b>Cash flows from financing activities</b>				
- Proceeds from issue of shares	-	-	-	60
- Proceeds from bank borrowings	96,549	83,830	264,110	150,534
- Repayment of bank borrowings	(75,515)	(69,846)	(179,717)	(140,469)
- Repayment of lease liabilities	-	142	-	-
- Cash from share buyback	-	-	(854)	-
- Cash dividend paid to equity holders of the Company	-	(3,399)	-	(3,399)
<b>Net cash provided by financing activities</b>	<b>21,034</b>	<b>10,727</b>	<b>83,539</b>	<b>6,726</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(4,684)</b>	<b>(1,562)</b>	<b>(8,543)</b>	<b>(2,226)</b>
<b>Cash and bank balances</b>				
Beginning of financial year	5,032	10,453	8,891	11,117
<b>End of financial year</b>	<b>348</b>	<b>8,891</b>	<b>348</b>	<b>8,891</b>

## **Notes to the condensed interim consolidated financial statements**

### **1. General information**

Second Chance Properties Ltd (the “Company”) is listed on the Main Board of Singapore Exchange Securities Trading Limited (“SGX-ST”) and incorporated and domiciled in Singapore.

These condensed interim consolidated financial statements as at and for the six months and full year ended 31 August 2021 comprise the Company and its subsidiaries (collectively, the “Group”).

The principal activities of the Company are those of an investment holding company, retailing of ready-made garments, holding of property as investment for rental income and investing in securities.

The principal activities of the Group are:

- a. Holding of properties as investments for rental income
- b. Retail of ready-made garments
- c. Retail of gold and jewellery
- d. Holding of bonds and equity securities
- e. Trading of bonds and equity securities

### **2. Basis of preparation**

The condensed interim financial statements for the six months and full year ended 31 August 2021 have been prepared in accordance with the *Singapore Financial Reporting Standards (International)* (“SFRS(I)”) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore (“ASC”). The condensed interim financial statements do not include all the information and disclosures required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the year ended 31 August 2020.

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

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

#### **2.1 New and amended standards adopted by the Group**

The Group has adopted all the applicable new and revised Singapore Financial Reporting Standards (“SFRS”) and Interpretations of Financial Reporting Standards (“INT FRS”) that are mandatory for the accounting periods beginning on or after 1 September 2020. The adoptions of these new standards, amendments to standards and interpretations did not result in any significant impact on the financial statements of the Group for the current financial period reported on.

#### **2.2 Use of judgements and estimates**

The preparation of the Group’s condensed interim financial statements in compliance with SFRS(I)s requires management to make judgements, estimates and assumptions that affect the Group’s application of accounting policies and reported amounts of assets, liabilities, revenue and expenses. Although these estimates are based on management’s best knowledge of current events and actions, actual results may differ from those estimates.

The significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 August 2020.

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

## 2. Basis of preparation (continued)

### 2.2 Use of judgements and estimates (continued)

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in the following notes:

- (i) the determination of useful lives of property, plant and equipment (Note 12);
- (ii) the assessment of adequacy of provisions for current and deferred income taxes (Note 7);
- (iii) the determination of net realisable value of inventories ;
- (iv) the valuation of the investment properties (Note 13); and
- (v) the valuation of financial assets, at FVPL and financial assets, at FVOCI

## 3. Seasonal operations

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

## 4. Segment and revenue information

Management has determined the operating segments based on the reports reviewed by the Board of Directors that are used to make strategic decisions.

The Board of Directors considers the business from both a geographic and business segment perspective. Geographically, management manages and monitors the business in the two geographic areas: Singapore and Malaysia. The segment in Malaysia derives revenue from sale of apparel, while the Singapore segment derives revenue from sale of apparel, gold and jewellery, investment dealing and rental of investment properties.

The segment information provided to the Board of Directors for the reportable segments are as follows:

Singapore				Malaysia	
Wearing Apparel	Gold & Jewellery	Investment Dealing	Property Rental	Wearing apparel	Consolidated
2021	2021	2021	2021	2021	2021
\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000

### 2021

#### The Group

#### Revenue

- external parties	776	23,188	7,235	4,647	738	36,584
<b>Segment result</b>	(927)	4,067	7,119	2,500	(4)	12,755

#### Expenses

Administrative and other operating exp						(1,576)
Finance expenses						(442)
Profit before income tax						<b>10,737</b>
Income tax expense						(914)
<b>Net profit</b>						<b>9,823</b>

#### Net profit includes:

Depreciation	6	4	-	-	124	134
--------------	---	---	---	---	-----	-----

#### Segment assets

Segment assets includes:	671	16,501	224,456	140,505	19,535	401,668
Purchases of financial assets, at FVOCI	-	-	135,269	-	-	135,269
Additions to property, plant and equipment	3	1	-	-	-	4

#### Segment liabilities

	107	337	115,316	1,337	90	117,187
--	-----	-----	---------	-------	----	---------

#### 4. Segment and revenue information (continued)

	Singapore				Malaysia	
	Wearing Apparel	Gold & Jewellery	Investment Dealing	Property Rental	Wearing apparel	Consolidated
2020	2020	2020	2020	2020	2020	2020
\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
<b>Revenue</b>						
- external parties	591	14,407	3,585	4,201	1,169	23,953
<b>Segment result</b>	(1,121)	3,413	(440)	3,066	380	5,298
<b>Expenses</b>						
Administrative and other operating exp						(1,297)
Finance expenses						(275)
Profit before income tax						<b>3,726</b>
Income tax expense						719
<b>Net profit</b>						<b>4,445</b>
Net profit includes:						
Depreciation	11	4	-	-	128	143
<b>Segment assets</b>	897	15,606	79,527	157,299	30,025	283,354
Segment assets includes:						
Purchases of financial assets, at FVOCI	-	-	19,137	-	-	19,137
Purchases of financial assets, at FVPL	-	-	757	-	-	757
<b>Segment liabilities</b>	142	314	31,100	1,462	96	33,114

##### (a) Reconciliations

##### (i) Segment assets

The amounts reported to the Board of Directors with respect to total assets are measured in a manner consistent with that of the financial statements. All assets are allocated to reportable segments other than income tax receivables and deferred tax assets.

Reconciliation of reportable segments' assets to total assets:

	2021 \$ '000	2020 \$ '000
Segment assets for reportable segments	401,668	283,354
Unallocated:		
Income tax receivables	64	20
Deferred tax assets	68	67
	<b>401,800</b>	<b>283,441</b>

#### 4. Segment and revenue information (continued)

##### (a) Reconciliations

##### (ii) Segment liabilities

The amounts provided to the Board of Directors with respect to total liabilities are measured in a manner consistent with that of the financial statements. These liabilities are allocated based on the operations of the segment. All liabilities are allocated to the reportable segments other than director's fees and bonus payable, amount due to director, current income tax liabilities and deferred income tax liabilities.

Reconciliation of reportable segments' liabilities to total liabilities

	<b>2021</b> <b>\$ '000</b>	<b>2020</b> <b>\$ '000</b>
Segment liabilities for reportable segments	117,187	33,114
Unallocated:		
Directors' fees and bonus	571	570
Loan to director	17	620
Income tax provision	805	156
Deferred income tax liabilities	4	47
	<b>118,584</b>	<b>34,507</b>

##### (b) Geographical information

The Group's four business segments operate in two main geographical areas:

- Singapore – the Company is headquartered and has operations in Singapore. The operations in this area are principally the sale of apparel, gold and jewellery, investment dealing and rental of properties;
- Malaysia – the operations in this area are principally the sale of apparel.

	<b>Revenue</b>		<b>Non-current assets</b>	
	<b>2021</b> <b>\$ '000</b>	<b>2020</b> <b>\$ '000</b>	<b>2021</b> <b>\$ '000</b>	<b>2020</b> <b>\$ '000</b>
Singapore	35,846	22,784	353,920	218,567
Malaysia	738	1,169	18,806	20,299
	<b>36,584</b>	<b>23,953</b>	<b>372,726</b>	<b>238,866</b>

A breakdown of sales

	<b>31/08/2021</b> <b>\$ '000</b>	<b>31/08/2020</b> <b>\$ '000</b>	<b>increase/ (decrease)</b> %
	<b>Group</b>	<b>Group</b>	<b>Group</b>
Sales reported for first half year	16,420	13,522	21.43
Operating profit after tax reported for first half year	5,003	3,531	41.69
Sales reported for second half year	20,164	10,431	93.31
Operating profit after tax reported for second half year	4,820	914	438.18

## 5. Financial assets and financial liabilities

### *Financial instruments by category*

The carrying amounts of the different categories of financial instruments are as follows:

	<b><u>The Group</u></b>		<b><u>The Company</u></b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Financial assets at amortised cost	923	10,027	191,022	157,926
Financial assets, at FVOCI	223,139	61,871	40,886	34,870
Financial assets, at FVPL	1,105	17,575		-
Financial liabilities at amortised cost	117,683	34,237	40,556	11,022

## 6. Profit before taxation

### 6.1. Significant items

	<b><u>Six months ended</u></b>		<b><u>Twelve months ended</u></b>	
	<b>31-Aug-21</b>	<b>31-Aug-20</b>	<b>31-Aug-21</b>	<b>31-Aug-20</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b><u>Group Income</u></b>				
Dividend/coupon income	6,031	1,657	7,235	3,585
Fair value loss on investment properties	(2,027)	(1,110)	(2,027)	(1,110)
Fair value gain/(loss) on financial assets, at FVPL	74	(3,230)	(21)	( 4,193)
Gain on disposal of financial assets, at FVPL	-	2	153	23
(Loss)/gain on redemption of financial assets, at FVPL	(136)	15	(140)	(22)
Gain on disposal of investment properties	125	180	675	180
Interest income from bank deposits	9	179	99	383
Currency exchange (loss)/gain – net	(493)	43	156	102
<b><u>Expenses</u></b>				
Director's remuneration	878	654	1,570	1,287
Director's CPF	11	11	24	24
Director's Fees	64	54	119	111
Interest on borrowings	256	96	442	275

### 6.2. Related party transactions

No transactions took place between the Group and related parties other than those disclosed elsewhere in the financial statements. Related parties comprise mainly the directors of the Group and of the Company only.

- (a) Outstanding balances as at 31 August 2021 and 31 August 2020, arising from sales of goods and services, are unsecured and receivable within 12 months from the balance sheet date,

## 6. Profit before taxation (continued)

### 6.2. Related party transactions (continued)

	<u>Six months ended</u>		<u>Twelve months ended</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>
<b>Group</b>				
Directors' remuneration:				
Salaries, bonus and fees	867	643	1,546	1,263
Employer's contribution to defined contribution plans	11	11	24	24
	<u>878</u>	<u>654</u>	<u>1,570</u>	<u>1,287</u>

## 7. Income taxes

The Group calculates the period's 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:

	<u>Six months ended</u>		<u>Twelve months ended</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>
<b>Group</b>				
Current income tax expense/(credit)	342	(158)	886	(38)
Deferred tax relating to origination/(reversal) of temporary differences	(23)	(681)	28	(681)
Income tax expense/(credit) recognised in profit or loss	<u>319</u>	<u>(839)</u>	<u>914</u>	<u>(719)</u>

## 8. Dividends

<u>The Group and Company</u>	
<u>31 Aug 2021</u>	<u>31 Aug 2020</u>
<u>\$'000</u>	<u>\$'000</u>

Ordinary dividends paid:

One-tier tax-exempt cash dividend of 0.45 cents per share in respect of financial year ended 31 August 2020

-	3,399
<u>          </u>	<u>3,399</u>

## 9. Net Asset Value

<u>Group</u>	<u>Group</u>	<u>Company</u>	<u>Company</u>
<u>31-08-2021</u>	<u>31-08-2020</u>	<u>31-08-2021</u>	<u>31-08-2020</u>

Net asset value per share                      37.67 cents                      32.96 cents                      29.63 cents                      28.26 cents

## 10. Trade and other receivables

	<u>The Group</u>		<u>The Company</u>	
	2021	2020	2021	2020
	\$	\$	\$	\$
Trade receivables:				
- subsidiary corporations	-	-	558	5,491
- non-related parties	327	388	28	25
	327	388	586	5,516
Other receivables - non-related parties	52	363	17	73
	379	751	603	5,589

## 11. Financial assets, at Fair value through other comprehensive income

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

<u>The Group</u>		<u>The Company</u>	
2021	2020	2021	2020
\$'000	\$'000	\$'000	\$'000

Listed equity securities

- Singapore	223,139	61,871	40,886	34,870
-------------	---------	--------	--------	--------

- (a) The financial assets, at FVOCI assets are pledged as security for bank borrowings.
- (b) During the financial year ended 31 August 2021, the Group made a gain upon cash acquisition of listed equity securities. These investments had a fair value of \$11,857,515 (2020: \$21,456) at the date of disposal, and the cumulative gain on disposal amounted to \$4,002,190 (2020: \$52,945), net of tax. The cumulative gain/(loss) on disposal was reclassified from fair value reserve to retained profits.

## 12. Property, plant and equipment

During the full year ended 31 August 2021, the Group acquired assets amounting to \$ 4,012 (31 August 2020: \$Nil).

## 13. Investment properties

	<u>Freehold properties</u>	<u>Leasehold properties</u>	<u>Total</u>
	\$'000	\$'000	\$'000
<u>The Group</u>			
<b>2021</b>			
Beginning of financial year	54,760	101,905	156,665
Disposal	(14,870)	-	(14,870)
Transfer to property held for sale	-	(9,600)	(9,600)
Fair value loss	(810)	(630)	(1,440)
End of financial year	39,080	91,675	130,755
<b>2020</b>			
Beginning of financial year	55,160	104,385	159,545
Disposal	-	(1,770)	(1,770)
Fair value loss	(400)	(710)	(1,110)
End of financial year	54,760	101,905	156,665

### 13. Investment properties (continued)

	<b><u>Leasehold property</u></b> \$
<b><u>The Company</u></b>	
<b>2021</b>	
Beginning and end of financial year	<u>13,750</u>
<b>2020</b>	
Beginning and end of financial year	<u>13,750</u>

#### 13.1 Valuation

As at 31 August 2021 and 31 August 2020, the investment properties of the Group and of the Company were valued by an independent professional valuer based on the properties' highest-and-best-use using sales comparison approach. These are regarded as Level 2 fair values.

There were no changes in valuation techniques during the year.

### 14. Trade payables

	<b><u>The Group</u></b>		<b><u>The Company</u></b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	\$	\$	\$	\$
Trade payables				
- non-related parties	227	249	2	-
Rental deposits	1,148	1,389	148	147
Rental received in advance	92	67		43
Customers' deposits	10	4	-	-
Others	64	40	11	-
	<u>1,541</u>	<u>1,749</u>	<u>161</u>	<u>190</u>

### 15. Other payables

	<b><u>The Group</u></b>		<b><u>The Company</u></b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	\$	\$	\$	\$
Accruals for operating expenses	226	225	120	120
Directors' bonus and fees payable	501	570	496	570
Amount due to a director	17	620	17	620
Security deposits	23	29	12	13
Other payables				
- non-related parties	148	11	39	11
	<u>915</u>	<u>1,455</u>	<u>684</u>	<u>1,334</u>

The amount due to a director is unsecured, interest free and repayable upon demand.

## 16. Borrowings

	<u>The Group</u>		<u>The Company</u>	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
<b>Amount payable within one year on demand</b>				
<u>Secured</u>				
Bank borrowings	115,319	31,100	39,714	9,541

The exposure of the borrowings of the Group and of the Company to interest rate changes and the contractual repricing dates at the balance sheet dates are as follows:

	<u>The Group</u>		<u>The Company</u>	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Less than 12 months	115,319	31,100	39,714	9,541

The bank borrowings of the Group and the Company are secured over investment properties, financial assets, at FVPL and financial assets, at FVOCI.

## 17. Share capital

	<u>No. of ordinary shares</u>		<u>Amount</u>	
	2021	2020	2021	2020
			\$'000	\$'000
<b><u>The Group and Company</u></b>				
At beginning of financial year	755,271,338	755,032,224	138,308	138,248
Warrants exercised	-	239,114	-	60
Share buyback	(3,364,700)	-	(854)	-
At end of financial year	751,906,638	755,271,338	137,454	138,308

All issued ordinary shares are fully paid. There is no par value for these ordinary shares.

Fully paid ordinary shares carry one vote per share and carry a right to dividends as and when declared by the Company.

Cancelled shares due to share buyback reduced the share capital by \$853,631 during the current year ended 31 August 2021.

During the financial year ended 31 August 2020, the Company exercised 239,114 warrants pursuant to the warrants issued on 23 January 2017 at the exercise price of \$0.25.

As at 31 August 2021 and 31 August 2020, there are outstanding warrants of 2,265,814,014, with each warrant carrying the right to subscribe for one new share at an exercise price of \$0.25. The warrants were issued on 6 February 2020 and can be exercised with effect from 6 February 2023 and will expire on 7 March 2023.

The number of shares that may be issued on conversion of the convertibles is as follows:

	31-08-2021	31-08-2020
Warrants	2,265,814,014	2,265,814,014

## 18. Subsequent Events

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

## **Other Information Required by Listing Rule Appendix 7.2**

### **1. Review**

The condensed interim statements of financial position of Second Chance Properties Limited and its subsidiary corporations as at 31 August 2021 and the related condensed interim consolidated statement of profit or loss and other comprehensive income, condensed interim statements of changes in equity and condensed interim consolidated statement of cash flows for six months and full year ended and the selected explanatory notes (the “Condensed Interim financial Statements”) have not been audited or reviewed by the Company’s auditors.

### **2. 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>As at</u> <u>31-08-2021</u>	<u>As at</u> <u>31-08-2020</u>
Total number of issued shares	751,906,638	755,271,338
Less: Treasury shares	-	-
Total number of issued shares excluding treasury shares	751, 906,638	755,271,338

### **3. A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable.

### **4. A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.**

Not applicable.

### **5. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice (eg. The Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard)**

The figures have neither been audited nor reviewed by the Company’s auditors.

### **6. Where the figures have been audited or reviewed, the auditors’ report (including any qualifications or emphasis of matter)**

Not applicable

### **7. Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:-**

#### **(a) Updates on the efforts taken to resolve each outstanding audit issue;**

The latest financial statements are not subject to an adverse opinion, qualified opinion or disclaimer of opinion.

#### **(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.**

Not applicable

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

Please refer to note 2 on page 6

- 9. 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.**

Please refer to note 2 on page 6

- 10. 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:—**

- (a) Based on the weighted average number of ordinary shares on issue; and**

Please refer to the Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income on page 1

- (b) On a fully diluted basis (detailing any adjustments made to the earnings).**

Please refer to the Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income on page 1

- 11. 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**

Please refer to note 9 on page 11

- (b) immediately preceding financial year.**

Please refer to note 9 on page 11

- 12. 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**

*Notes:*

*1. Throughout the review in this section, FY 2021 refers to the financial year ended 31 August 2021. FY 2020 refers to the financial year ended 31 August 2020.*

*2. EBITDA is the operating earnings before interest expenses, tax, depreciation, divestment and revaluation gains/deficits on non-current assets and foreign exchange differences.*

## **OVERVIEW**

The Group net profit increased by \$5.37 million from \$4.45 million in FY 2020 to \$9.82 million in FY 2021.

Revenue increased by \$12.63 million or 52.73% from \$23.95 million in FY 2020 to \$36.58 million in FY 2021.

Adjusted EBITDA increased by \$7.54 million from \$4.97 million in FY 2020 to \$12.51 million in FY 2021.

In addition, there was a realised profit of \$4.08 million in FY 2021 upon cash acquisition of two equity instruments held by the group and classified as financial assets, at fair value through other comprehensive income and this gain was taken directly to equity through retained earnings.

## **REVENUE**

Revenue has increased by \$12.63 million or 52.73% from \$23.95 million in FY 2020 to \$36.58 million in FY 2021.

Different business segments contributed to the decrease as illustrated below:

<b>Revenue</b>	<b>FY 2021</b>	<b>FY 2020</b>	<b>Variance</b>	
	<b>\$ million</b>	<b>\$ million</b>	<b>\$ million</b>	<b>%</b>
Apparel	1.51	1.76	(0.25)	(14.20)
Gold	23.19	14.41	8.78	60.93
Properties	4.65	4.20	0.45	10.71
Securities	7.23	3.58	3.65	101.96

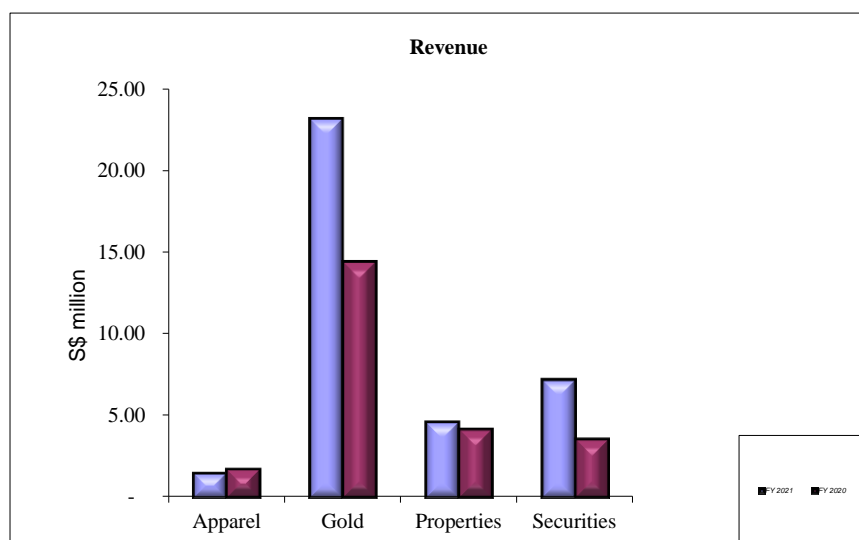
The revenue from apparel business decreased by \$0.25 million or 14.20% from 1.76 million in FY 2020 to \$1.51 million in FY 2021. Of the \$1.51 million in FY 2021, Malaysia apparel business contributed \$0.74 million. The closure of our biggest outlet in Singapore at Tanjong Katong Complex in December 2019, change in consumer preferences and the increasing trend of online shopping mainly contributed to the decreased revenue from this business segment.

Revenue from gold business showed significant increase of \$8.78 million or 60.93% from \$14.41 million in FY 2020 to \$23.19 million in FY 2021 because of change in consumer behavior during these uncertain times where gold is possibly considered as a safe and good investment opportunity. In addition, our gold shop remained closed during the festive period of Hari Raya in the prior FY 2020 as all non-essential workplaces were closed from 7 April 2020 to 18 June 2020 ("Circuit Breaker") due to enhanced safe distancing measures taken to reduce the risk of further local transmission of COVID-19 (the "Enhanced Measures"). This also contributed to lower revenue from this business segment in FY 2020.

Rental revenue from properties increased by \$0.45 million to \$4.65 million in FY 2021 from \$4.20 million in FY 2020. In the current FY 2021, the rental actually dropped due to loss of rental income from sale of 6 investment properties as well as lower rentals received on some lease renewals. However, this effect was off-set as in the prior FY 2020, the rental income had already dropped more due to rental waiver given to tenants for 4 months from

April'20 to July'20 following the guidelines stipulated under COVID-19 (Temporary Measures) Act whereas that was not the situation in the current FY 2021.

The securities business witnessed significant increase in revenue of \$3.65 million from \$3.58 million in FY 2020 to \$7.23 million in FY 2021. This was because the Group invested substantially in equity securities classified as financial assets, at fair value through other comprehensive income in current year and has received dividends on the same. The Group invested an amount of \$135.27 million in these securities in FY 2021.



### OTHER LOSSES - NET

Other losses decreased by \$3.05 million from \$3.97 million in FY2020 to \$0.92 million in FY 2021. This was mainly because the fair valuation loss on financial assets, at FVPL reduced from \$4.19 million in FY 2020 to \$0.02 million in FY 2021. However, there was an increase in fair valuation loss on investment properties from \$1.11 million in FY 2020 to \$2.03 million in FY 2021. These losses were partially offset by the following three income sources. One was the cash grant for rental relief framework of \$0.32 million received under COVID-19 Government Relief Measures and the other was wage support of \$0.21 million received under Job Support Scheme in prior FY 2020. The corresponding figures in current FY 2021 were \$0.02 million and \$0.10 million respectively. In addition the interest on fixed deposit decreased from \$0.38 million in FY 2020 to \$0.41 million in FY 2021. The second was a gain of \$0.68 million on disposal of investment properties in FY 2021 as compared to gain of \$0.18 million in FY 2020. In addition, the unrealised foreign exchange gain was \$0.16 million in FY 2021 while it was \$0.10 million in prior year.

### PROFIT

The Group net profit increased by \$5.37 million from \$4.45 million in FY 2020 to \$9.82 million in FY 2021.

The contribution from various business segments are illustrated below (the contributions are before interest, tax and unallocated expenses).

	<b>FY 2021</b>	<b>FY 2020</b>	<b>Variance</b>	
	<b>\$ million</b>	<b>\$ million</b>	<b>\$ million</b>	<b>%</b>
Apparel	(0.93)	(0.74)	(0.19)	nm
Gold	4.07	3.41	0.66	19.35
Properties	2.50	3.07	(0.57)	nm
Securities	7.12	(0.44)	7.56	nm

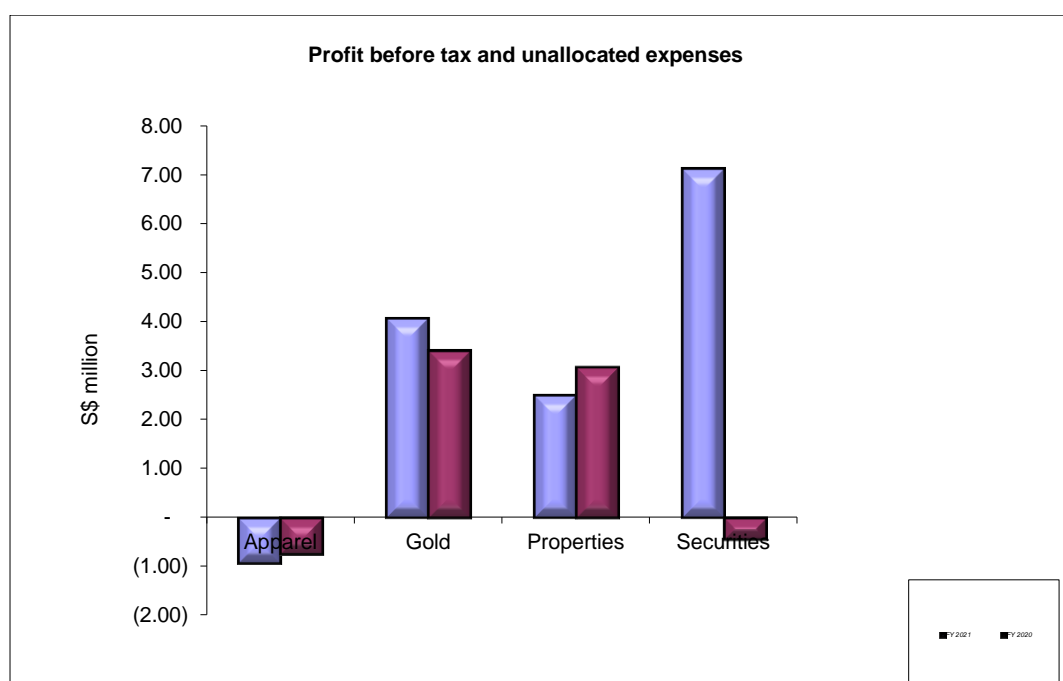
The loss from apparel business increased by \$0.19 million from \$0.74 million in FY 2020 to \$0.93 million in FY 2021 mainly because of lower sales volume as well as the unchanged fixed costs despite decreased revenue from this business segment.

The gold business contributed \$4.07 million in FY 2021 which was higher by \$0.66 million from the \$3.41 million generated in FY 2020. The increased revenue which was attributable to good business witnessed in FY 2021 resulted in increased profit from this segment.

Properties segment contributed \$2.50 million in FY 2021 as compared to \$3.07 million in FY 2020.

Though the revenue from this segment increased in FY 2021, the contribution from this business segment decreased mainly due to unrealised loss on revaluation of properties of \$2.03 million in current FY 2021 as compared to \$1.11 million in prior FY 2020. This was partially off-set by gain of \$0.68 million on disposal of investment properties in FY 2021 as compared to gain of \$0.18 million in FY 2020.

Securities segment recorded a gain of \$7.12 million in FY 2021 as compared to a loss of \$0.44 million in FY 2020. In addition to the increased revenue from this business on account of higher dividend income in the current year, the unrealised loss of only \$0.02 million recorded on financial assets, at fair value through profit or loss i.e. the financial assets held for trading purpose in the current year as compared to an unrealised loss of \$4.19 million in the prior year contributed to substantial increase in profits from this segment.



There was income tax expense of \$0.91 million in FY 2021 as compared to credit of \$0.72 million in FY 2020. As announced in budget 2020, corporate income tax rebate @25% was granted to all companies for YA2020 (FY 2019). This resulted in lower income tax expense in the prior year as the tax rebate was claimed in FY 2020. In addition, income tax credit on account of group relief claimed in prior year also contributed to the above tax credit in FY 2020.

Interest expenses increased from \$0.28 million in FY 2020 to \$0.44 million in FY 2021 mainly because of increase in the amount of short-term borrowings from \$31.10 million as at 31 August 2020 to \$115.32 million as at 31 August 2021.

### **ADJUSTED EBITDA**

Adjusted EBITDA increased by \$7.54 million from \$4.97 million in FY 2020 to \$12.51 million in FY 2021. An unrealised loss of \$4.19 million recorded on financial assets, at fair value through profit or loss in the prior year as compared to unrealised loss of only \$0.02 million in the current year mainly contributed to this increase. In addition, revenue from all business segments except apparels increased in the current FY 2021 resulting in higher adjusted EBITDA as compared to prior year.

The details of Adjusted EBITDA calculation are as below:

<b><u>Adjusted EBITDA*</u></b>	<b><u>FY 2021</u></b>	<b><u>FY 2020</u></b>
	<b><u>\$ '000</u></b>	<b><u>\$ '000</u></b>
Net Profit	9,823	4,445
<b><u>Add/(Less):</u></b>		
Interest expenses	442	275
Tax expense/(credit)	914	(719)
Depreciation	134	143
Fair value losses on properties	2,027	1,110
Gain on divestment of investment property	(675)	(180)
Exchange differences	(156)	(102)
	<b>12,509</b>	<b>4,972</b>

*\*Adjusted earnings before interest, tax, depreciation, exchange gains/losses, revaluation gains/deficit, divestment profits/losses*

### **CASH FLOW**

The net cash flow from operating activities was \$11.15 million in FY 2021.

Proceeds from cash offer for financial assets, at fair value through other comprehensive income including capital distribution generated \$14.03 million. In addition, proceeds from disposal of financial assets, at fair value through profit or loss generated \$2.46 million. This included redemption of bonds amounting to \$0.52 million and sale of equities amounting to \$1.94 million. An amount of \$15.55 million was generated on disposal of investment properties. Further, the Group had drawn down an amount of \$264.11 million from banks during the year.

Of the above, an amount of \$135.27 million was used for investing in quoted securities classified as financial assets, at fair value through other comprehensive income. Share buyback amounted to \$0.85 million and an amount of \$179.72 million was utilized to repay bank borrowings.

Cash and cash equivalents at the end of the period i.e. 31 August 2021 was \$0.35 million while it was \$8.89 million at the beginning of the period i.e. 31 August 2020. Thus, there was a decrease of \$8.54 million through the year.

### **FINANCIAL POSITION AS AT 31 AUGUST 2021**

Investment properties of the group in Singapore totalled \$130.76 million. In addition, \$18.76 million worth of property owned by the group in Malaysia was classified as Property, Plant and equipment because it was self-occupied. Further, investment property carrying value of \$9.60 million were classified as Property held-for-sale. Thus the total value of the properties was \$159.12 million.

As at 31 August 2021, financial assets, at fair value through other comprehensive income comprised of shares valued at \$223.14 million while financial assets at fair value through profit or loss comprised of fixed income securities and equities valued at \$1 million and \$0.11 million respectively. There was an increase of \$26.03 million in the market value of financial assets, at fair value through other comprehensive income as at 31 August 2021 and this unrealised gain was taken directly to quoted securities reserve under equity. For financial assets, at fair value through profit or loss, there was an unrealised loss of \$0.02 million during the current financial year which was taken to the income statement.

Inventories at financial year ended 31 August 2021 totalled \$17.38 million of which \$16.23 million was gold stock.

### **WORKING CAPITAL**

The Group had a negative working capital of \$89.54 million as at 31 August 2021 as compared to a positive working capital of \$10.12 million as at 31 August 2020. This was because the group utilised short-term borrowing facilities in order to benefit from lower interest rates. These loans are rolled over on maturity and have the flexibility of repayment at anytime.

### **BANK BORROWINGS**

As at 31 August 2021, the Group has short-term borrowings of \$115.32 million as compared to \$31.10 million as at prior year ended 31 August 2020. The gearing ratio of the Group stood at 0.41 as at 31 August 2021 as against 0.09 as at 31 August 2020.

### **SHARE CAPITAL**

Share capital stood at \$137.45 million as at 31 August 2021 as compared to \$138.31 million as at 31 August 2020. The movement in share capital was due to share buyback of \$0.85 million during FY 2021. There were 751.91 million shares in float as at 31 August 2021 as compared to 755.27 million as at 31 August 2020. Total shareholders' equity stood at \$283.22 million and NTA per share was 37.67 cents as at 31 August 2021.

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

The full year results are in line with disclosures made in the previous announcement of results of the Group.

**14. 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**

As vaccination exercise gains pace and border restrictions are being rolled back, the Singapore economy is expected to gradually recover from the setback posed by the COVID-19 pandemic.

Amidst the changes in consumer spending habits coupled with the ever increasing trend of online shopping and intense competition, the challenges faced by our apparel business is expected to continue.

The profitability from our gold business will continue to remain good.

The rental income of the Group will decrease because of disposal of six investment properties in the current year. Additionally, with the risks and uncertainty associated with the pandemic still lingering, the retail tenants will continue to shy away from making long term rental commitments.

We have added more high dividend stocks to our portfolio which will lead to a further significant increase in dividend income for FY 2022 compared to FY 2021.

Market forces, interest rates as well as government stimulus will continue to determine the performance of the financial instruments sector.

**15. If a decision regarding dividend has been made**

**(a) Whether an interim (final) ordinary dividend has been declared (recommended)**

Name of Dividend: First and Final

Dividend type: Cash, scrip or a combination of both

Dividend Amount per share (in cents): 0.5 cents per ordinary share as final dividend

5 cents per ordinary share as special dividend

Tax Rate: Tax exempt

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

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

Yes

Name of Dividend: Interim

Dividend type: Cash

Dividend Amount per share (in cents): 0.45 cents per ordinary share

Tax Rate: Tax exempt

**(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated)**

One-tier tax exempt

**(d) The date the dividend is payable**

11 February 2022

- (e) *The date on which Registrable Transfers received by the company (up to 5.00pm) will be registered before entitlements to the dividend are determined*

29 December 2021

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

Not Applicable

- 17. 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.**

There were no interested person transactions for the full year under review. The Company does not have a general mandate from its shareholders for the interested person transaction.

- 18. Confirmation that the issuer has procured undertakings from all its directors and executive officers pursuant to Rule 720(1) of the Listing Manual of SGX-ST.**

The Company confirms that it has procured undertakings from all its Directors and Executive Officers, in the format as set out in Appendix 7.7 pursuant to Rule 720(1) of the Listing Manual of SGX-ST.

## **PART II - Additional Information Required for Full Year Announcement**

- 19. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.**

Please refer to note 4 on pages 7 to 9

- 20. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.**

Please refer to note 12 for details

- 21. A breakdown of sales as follows:-**

	31/08/2021	31/08/2020	increase/ (decrease)
	\$ '000	\$ '000	%
	Group	Group	Group
Sales reported for first half year	16,420	13,522	21.43
Operating profit after tax reported for first half year	5,003	3,531	41.69
Sales reported for second half year	20,164	10,431	93.31
Operating profit after tax reported for second half year	4,919	914	438.18

22. A breakdown of the total annual dividend (in dollar value) for issuer's latest full year and its previous full year as follows:-

	31-08-2021	31-08-2020
Ordinary	-	\$3,398,722
Preference	-	-
<b>Total</b>	<b>-</b>	<b>\$3,398,722</b>

23. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder or the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and positions held, if any, during the year
Mdm Aisamar Binte Kadil Mydin Syed Marikiah	74	Sister of Mr.Mohamed Salleh, CEO and substantial shareholder	Director in subsidiary – First Lady Apparels (Malaysia) Sdn Bhd. The position was first held in 2001.	Nil
Mr.Azhar Bin Abul Hasan	47	Nephew of Mr.Mohamed Salleh, CEO and substantial shareholder	Director in subsidiary – First Lady Apparels (Malaysia) Sdn Bhd. The position was first held in 2001.	Nil
Mr.Mohamed Amal Bin Mohamed Salleh Maricar	34	Son of Mr.Mohamed Salleh, CEO and substantial shareholder	Executive Director in subsidiary – First Lady Apparels (Malaysia) Sdn Bhd. Assisting the CEO in the Malaysian operations. The position was first held in 2010.	Nil

**On behalf of the Board of Directors**

Mohamed Salleh  
s/o Kadir Mohideen Saibu Maricar  
CEO

Mohamed Hasan Marican  
s/o Kadir Mohideen Saibu Maricar  
Deputy CEO

28 October 2021