

**GYP PROPERTIES LIMITED**  
(Company Registration No.: 200304719G)  
(Incorporated in the Republic of Singapore)

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**GYP PROPERTIES LIMITED FY2020 ANNUAL GENERAL MEETING ADVANCE QUESTIONS  
AND RESPONSES**

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The Board of Directors (the "**Board**") of GYP Properties Limited (the "**Company**") and together with its subsidiaries, the "**Group**") refers to the publishing of its annual general meeting related documents on the SGXNET on 15 October 2020. As at 28 October 2020, the Company has received the following relevant and significant questions from the shareholders and the Company wishes to provide its responses in advance of the AGM as follows:

**1. What is the updated status on Remarkables Residences Stage 2?**

The Group recently completed the construction of Remarkables Residences Stage 1 in August 2020. The Group expects to launch Stage 2 of Remarkables Residences in 2021 depending on the property market situation in Queenstown and taking into consideration the impact of Covid-19.

**2. Why does the Company have a resolution in AGM to issue shares?**

The authority to allot and issue shares under Resolution 6 of the AGM is provided under Section 161 of the Companies Act and listing rules of SGX-ST and is subject to shareholders' approval. This resolution is commonly included in AGMs of listed companies to provide the ability to raise funds within the authorised limits if required to tap on opportunities during the course of the year.

**3. When does the Company plan to pay dividends?**

The Company reviews the dividend payment each year based on the financial performance and projected cash flow needs of the Group. The Company is committed to growing the business, improving the Group's financial position and generating sustainable profits to pay dividends.

**4. Where in the Annual Report are the details of the operational and financial performance of the Company?**

The operational and financial performance of the Group are detailed on pages 15, 26 and 27 of the FY2020 Annual Report.

**5. What is the sales value of Remarkables Residences Stage 1 which is 91% sold? What is the deposit received and has the Group collected on the full sum on delivery in August 2020? Given the delays in construction due to Covid-19 and likely cost overruns, is the project profitable? What margins did we get from the project?**

The total sales value of Remarkables Residences Stage 1 to date is NZ\$42.1m. Sales proceeds amounting to NZ\$40.5m have been collected to date, with the remaining NZ\$1.6m under a deferred settlement scheme. Due to commercial sensitivity reasons, the Group does not comment on individual project profitability and margins.

**6. For Bellfield Estate, what is the sales value of stage 1 which is 99% sold? Have we collected everything to date? What margins did the project generate?**

Sales value for Stage 1 of the Bellfield Estate project to date is NZ\$30.3m. The sales amounts will be collected after completion of the project in accordance with the sales agreements. Due to commercial sensitivity reasons, the Group does not comment on individual project profitability and margins.

**7. What is the sales plan for FY2021 specifically with respect to Remarkables Residences, Bellfield Estate and Pakuranga Plaza?**

The Group expects to recognise the sales for Stage 1 of Remarkables Residences and Stage 1 of the Bellfield Estate projects in FY2021. For Pakuranga Plaza, the Group will continue to recognise rental income from the retail centre in FY2021. No sales revenue is expected from Pakuranga Plaza in FY2021 as the Phase 1 redevelopment of Pakuranga Plaza for an integrated retail, residential and commercial centre is currently in the planning stage. The Group will continue to monitor the property market situation and the impact of Covid-19 in New Zealand.

**8. The Group's gearing is almost 2 times while interest cost amounted to S\$4.7m including those capitalised, With such high gearing, please share your plans to finance interest costs and is there a need to raise equity capital?**

The Group's gearing ratio is 188% and interest cost on bank borrowings including borrowing costs capitalised in development properties during FY2020 is S\$3.8m. The interest cost is adequately funded by the Group's recurring rental income, bank facilities for development projects and cashflow from completion of development projects. Since June 2018, the Group has not raised equity capital and has been funding the development costs for Remarkables Residences and Bellfield Estate projects with a combination of bank borrowings and the Group's internal funding.

**9. There are impairments of receivable and other receivables amounting to S\$810k in FY2020. Please share details on the huge increase in impairment when the revenue of the Group is less than S\$10m.**

The impairment of receivables and other receivables increased by S\$453k in FY2020 compared to FY2019. The increase is due mainly to Covid-19 rental reliefs the Group provided to tenants of Pakuranga Plaza to support them as a result of Covid-19 lockdown measures imposed in New Zealand.

By Order of the Board

Lee Wei Hsiung  
Company Secretary  
28 October 2020