

**MYP Ltd.
and its Subsidiaries**

Registration Number: 200509721C

Condensed Interim Financial Statements
For the six months ended 30 September 2024

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(a) Condensed interim consolidated statement of comprehensive income

Group

	Note	1 st half FY2025 \$'000	1 st half FY2024 \$'000	Change %
Revenue	7.1	9,180	8,675	5.8
Other income		5	1	>100.0
Loss on disposal of investment property	13	(50)	-	n/m
Depreciation expenses on plant and equipment		(19)	(14)	35.7
Staff costs		(724)	(720)	0.6
Direct operating expenses of investment properties		(2,484)	(2,409)	3.1
Other operating expenses		(362)	(227)	59.5
Results from operating activities		5,546	5,306	4.5
Finance income		1,349	1,400	(3.6)
Finance costs		(9,096)	(8,843)	2.9
Net finance costs	7.1	(7,747)	(7,443)	4.1
Loss before taxation	7	(2,201)	(2,137)	3.0
Income tax expense	8	(5)	(264)	(98.1)
Loss for the period		(2,206)	(2,401)	(8.1)
Other comprehensive income, net of tax		-	-	-
Total comprehensive loss		(2,206)	(2,401)	(8.1)
Loss for the period attributable to: Owners of the Company		(2,206)	(2,401)	(8.1)
Total comprehensive loss attributable to: Owners of the Company		(2,206)	(2,401)	(8.1)
Loss per share, cents				
Basic		(0.14)	(0.15)	
Diluted		(0.14)	(0.15)	

n/m: not meaningful

*1st half (1H): six months period ended from 1 April to 30 September
FY: Financial year ending or ended 31 March*

(b) Condensed interim statements of financial position

	Note	Group		Company	
		30.09.2024	31.03.2024	30.09.2024	31.03.2024
		\$'000	\$'000	\$'000	\$'000
Non-current assets					
Plant and equipment	11	132	81	2	2
Other assets	12	4,497	4,497	-	-
Investments in subsidiaries		-	-	312,759	312,759
Investment properties	13	559,800	559,800	-	-
		<u>564,429</u>	<u>564,378</u>	<u>312,761</u>	<u>312,761</u>
Current assets					
Trade and other receivables		2,672	3,030	232	192
Cash and cash equivalents		96,986	92,653	397	138
		<u>99,658</u>	<u>95,683</u>	<u>629</u>	<u>330</u>
Investment property held for sale	13	-	6,100	-	-
		<u>99,658</u>	<u>101,783</u>	<u>629</u>	<u>330</u>
Total assets		<u>664,087</u>	<u>666,161</u>	<u>313,390</u>	<u>313,091</u>
Equity					
Share capital		255,318	255,318	262,106	262,106
Capital reserves		46,677	46,677	(456)	(456)
Accumulated losses		(24,723)	(22,517)	(33,545)	(33,239)
Total equity		<u>277,272</u>	<u>279,478</u>	<u>228,105</u>	<u>228,411</u>
Non-current liabilities					
Other payables		251	549	-	-
Bank borrowings – secured	14	323,727	-	-	-
		<u>323,978</u>	<u>549</u>	<u>-</u>	<u>-</u>
Current liabilities					
Bank borrowings – secured	14	-	323,441	-	-
Trade and other payables		4,130	3,897	57,942	57,337
Amount owing to a shareholder		58,645	58,700	27,340	27,340
Current tax liabilities		62	96	3	3
		<u>62,837</u>	<u>386,134</u>	<u>85,285</u>	<u>84,680</u>
Total liabilities		<u>386,815</u>	<u>386,683</u>	<u>85,285</u>	<u>84,680</u>
Total equity and liabilities		<u>664,087</u>	<u>666,161</u>	<u>313,390</u>	<u>313,091</u>

(c) **Aggregate amount of the group's borrowings and debt securities**

Amount repayable in one year or less, or on demand

As at 30.09.2024		As at 31.03.2024	
Secured	Unsecured	Secured	Unsecured
\$	\$	\$	\$
-	58,645,000	323,441,000	58,700,000

Amount repayable after one year

As at 30.09.2024		As at 31.03.2024	
Secured	Unsecured	Secured	Unsecured
\$	\$	\$	\$
323,727,000	-	-	-

Details of any collateral: The secured bank loans of the Group are secured over investment properties with carrying amount of \$551,000,000 (31.03.2024: of \$551,000,000).

(d) **Condensed interim consolidated statement of cash flows**

Group

	1 st half FY2025 \$'000	1 st half FY2024 \$'000
Cash flows from operating activities		
Loss after tax	(2,206)	(2,401)
Adjustments for:		
Depreciation expenses on plant and equipment	19	14
Loss on disposal of investment property	50	-
Net finance costs	7,747	7,443
Income tax expense	5	264
Operating cash flows before working capital	5,615	5,320
Changes in working capital:		
Trade and other receivables	333	656
Trade and other payables	44	(38)
Cash generated from operations	5,992	5,938
Income tax paid	(39)	(131)
Net cash generated from operating activities	5,953	5,807
Cash flows from investing activities		
Acquisition of plant and equipment	(70)	(2)
Proceeds from disposal of investment property	5,989	-
Interest income received	1,375	1,426
Net cash generated from investing activities	7,294	1,424
Cash flows from financing activities		
Decrease in amount owing to a shareholder	Note A (55)	(93)
Increase in debt service reserve	Note A (3,600)	(2,799)
Interest paid	Note A (8,858)	(8,416)
Net cash used in financing activities	(12,513)	(11,308)
Net change in cash and cash equivalents	734	(4,077)
Cash and cash equivalents at the beginning of the period	88,231	94,024
Cash and cash equivalents at the end of the period	88,965	89,947

Note to consolidated statement of cash flows

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

	1st half FY2025	1st half FY2024
	\$'000	\$'000
Cash at bank and on hand	17,366	17,747
Fixed deposits	79,620	76,599
Cash and cash equivalents in the statement of financial position	96,986	94,346
Less: Debt service reserve	(8,021)	(4,399)
Cash and cash equivalents in the statement of cash flows	88,965	89,947

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

Note A:

The table below details the changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	Debt service reserve \$'000	Secured bank loan \$'000	Interest payable to banks \$'000	Amounts owing to a shareholder \$'000	Total \$'000
At 1 April 2023	(1,600)	322,869	1,883	58,867	382,019
Cash flows:					
Repayments of amounts owing to a shareholder	-	-	-	(93)	(93)
Interest paid	-	-	(8,416)	-	(8,416)
Changes in debt service reserve	(2,799)	-	-	-	(2,799)
	(2,799)	-	(8,416)	(93)	(11,308)
Non-cash changes:					
Interest expense	-	-	8,557	-	8,557
Amortised transaction costs	-	286	-	-	286
	-	286	8,557	-	8,843
At 30 September 2023	(4,399)	323,155	2,024	58,774	379,554

	Debt service reserve \$'000	Secured bank loan \$'000	Interest payable to banks \$'000	Amounts owing to a shareholder \$'000	Total \$'000
At 1 April 2024	(4,421)	323,441	2,022	58,700	379,742
Cash flows:					
Repayments of amounts owing to a shareholder	-	-	-	(55)	(55)
Interest paid	-	-	(8,858)	-	(8,858)
Changes in debt service reserve	(3,600)	-	-	-	(3,600)
	(3,600)	-	(8,858)	(55)	(12,513)
Non-cash changes:					
Interest expense	-	-	8,810	-	8,810
Amortised transaction costs	-	286	-	-	286
	-	286	8,810	-	9,096
At 30 September 2024	(8,021)	323,727	1,974	58,645	376,325

(e) **Condensed interim statements of changes in equity**

Group

	Share capital \$'000	Capital reserve \$'000	Retained earnings \$'000	Total equity \$'000
At 1 April 2023	255,318	46,677	(13,956)	288,039
Loss for the period /Total comprehensive loss for the period	-	-	(2,401)	(2,401)
At 30 September 2023	255,318	46,677	(16,357)	285,638
At 1 April 2024	255,318	46,677	(22,517)	279,478
Loss for the period /Total comprehensive loss for the period	-	-	(2,206)	(2,206)
At 30 September 2024	255,318	46,677	(24,723)	277,272

Company

	Share capital	Capital reserve	Retained earnings	Total equity
	\$'000	\$'000	\$'000	\$'000
At 1 April 2023	262,106	(456)	(23,495)	238,155
Loss for the period/ Total comprehensive loss for the period	-	-	(300)	(300)
At 30 September 2023	262,106	(456)	(23,795)	237,855
At 1 April 2024	262,106	(456)	(33,239)	228,411
Loss for the period/ Total comprehensive loss for the period	-	-	(306)	(306)
At 30 September 2024	262,106	(456)	(33,545)	228,105

(f) Changes in share capital

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

<u>Company</u>	Number of shares	
	As at 30.09.2024	As at 30.09.2023
At beginning and end of period	1,592,469,212	1,592,469,212

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

(g) Number of shares that may be issued at conversion of all outstanding convertibles

Not applicable.

(h) Number of shares

Number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer.

Not applicable.

To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

<u>Company</u>	<u>As at 30.09.2024</u>	<u>As at 31.03.2024</u>
Total number of issued shares (excluding treasury shares)	1,592,469,212	1,592,469,212

There were no shares held as treasury shares as at 30 September 2024 and 31 March 2024.

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

Not applicable.

(j) Notes to the condensed interim consolidated financial statements

These notes from an integral part of the condensed interim consolidated financial statements.

1. Corporate information

MYP Ltd. (the 'Company') is a company incorporated in Singapore and listed on the Singapore Exchange. The address of the Company's registered office is 9 Battery Road, #09-03 MYP Centre, Singapore 049910.

The condensed interim financial statements of the Group as at and for the six months ended 30 September 2024 comprise the Company and its subsidiaries (together referred to as the 'Group' and individually as 'Group entities').

The principal activity of the Company is that of investment holding. The principal activities of the Group are those of investment holding and investment in real estate assets.

2. Basis of Preparation

The condensed interim financial statements for the six months ended 30 September 2024 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Committee. 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 March 2024.

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

A number of amendments to Standards have become applicable for the current reporting period.

The Group has applied the following SFRS(I)s, amendments to and interpretation of SFRS(I) for the first time for the annual period beginning on 1 April 2024.

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

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 the reported amounts of assets and liabilities, income and expense. Actual results may differ from these 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 financial year ended 31 March 2024.

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.

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 financial period are included in the following note:

- Note 6 – determination of fair values of investment properties (note 13) using significant unobservable inputs

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

(a) Operating segments

No segment information by operating segment has been presented as the Group operates only the business of property investment in 1HFY2025.

(b) Geographical segments

No segment information by geographical location has been presented as the Group's activities are primarily carried out in Singapore.

(c) Information about major customers

Rental income of approximately \$7.7 million (1HFY2024: \$7.3 million) is derived from 5 (1HFY2024: 6) external tenants.

For the purposes of this disclosure, a major customer is defined as one in which revenue from transactions with a single customer amount to 3 per cent (1HFY2024: 3 per cent) or more of the Group's revenue.

(d) Breakdown of revenue and operating (losses)

	Group	1H FY2025 \$'000	1H FY2024 \$'000	Change %
(a)	Sales reported for first half year	9,180	8,675	5.8
(b)	Operating loss after taxation reported for first half year	(2,206)	(2,401)	(8.1)

5. Financial assets and financial liabilities

Accounting classifications and fair values

The carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy are as follows. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

Group	Carrying amount			
	Financial assets at amortised cost \$'000	Fair value hedging instruments \$'000	Other financial liabilities \$'000	Total carrying amount \$'000
30 September 2024				
Trade and other receivables*	436	–	–	436
Cash and cash equivalents	96,986	–	–	96,986
	<u>97,422</u>	<u>–</u>	<u>–</u>	<u>97,422</u>
Bank borrowings – secured	–	–	(323,727)	(323,727)
Trade and other payables#	–	–	(4,272)	(4,272)
Amount owing to a shareholder	–	–	(58,645)	(58,645)
	<u>–</u>	<u>–</u>	<u>(386,644)</u>	<u>(386,644)</u>

Group	Carrying amount			
	Financial assets at amortised cost \$'000	Fair value hedging instruments \$'000	Other financial liabilities \$'000	Total carrying amount \$'000
31 March 2024				
Trade and other receivables*	474	–	–	474
Cash and cash equivalents	92,653	–	–	92,653
	<u>93,127</u>	<u>–</u>	<u>–</u>	<u>93,127</u>
Bank borrowings – secured	–	–	(323,441)	(323,441)
Trade and other payables#	–	–	(4,359)	(4,359)
Amount owing to a shareholder	–	–	(58,700)	(58,700)
	<u>–</u>	<u>–</u>	<u>(386,500)</u>	<u>(386,500)</u>

* Excludes prepayments

Excludes unearned revenue

	Carrying amount			Total \$'000
	Financial assets at amortised cost \$'000	Loans and receivables \$'000	Other financial liabilities \$'000	
Company				
30 September 2024				
Trade and other receivables*	211	–	–	211
Cash and cash equivalents	397	–	–	397
	<u>608</u>	<u>–</u>	<u>–</u>	<u>608</u>
Trade and other payables#	–	–	(57,942)	(57,942)
Amount owing to a shareholder	–	–	(27,340)	(27,340)
	<u>–</u>	<u>–</u>	<u>(85,282)</u>	<u>(85,282)</u>

	Carrying amount			Total \$'000
	Financial assets at amortised cost \$'000	Loans and receivables \$'000	Other financial liabilities \$'000	
Company				
31 March 2024				
Trade and other receivables*	177	–	–	177
Cash and cash equivalents	138	–	–	138
	<u>315</u>	<u>–</u>	<u>–</u>	<u>315</u>
Trade and other payables#	–	–	(57,337)	(57,337)
Amount owing to a shareholder	–	–	(27,340)	(27,340)
	<u>–</u>	<u>–</u>	<u>(84,677)</u>	<u>(84,677)</u>

* Excludes prepayments

Excludes unearned revenue

The carrying amounts of financial assets and liabilities with a maturity of less than one year (including trade and other receivables, cash and cash equivalents, trade and other payables and amount owing to a shareholder) are assumed to approximate their fair values because of the short period to maturity. Bank borrowings are assumed to approximate their fair value because they are repriced on a regular basis.

6. Determination of fair values

A number of the Group's accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed below.

Investment properties

External independent valuation company, having appropriate recognised professional qualifications, values the Group's investment property portfolio annually. The fair values are based on open market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In determining the fair value, the valuers have used valuation techniques which involved certain estimates. The valuers have considered the market comparison approach and/or income capitalisation approach in arriving at the open market value as at date of valuation.

The market comparison approach involves using price per square metre of buildings derived from observable market data of comparable sales of similar property in Singapore based on recent market transactions. Adjustments have been made to the key assumptions of comparable properties for differences on key attributes such as floor level, size, location, MRT connectivity, tenure, age and condition, building grade and quality. The income capitalisation approach capitalises an income stream into a present value using capitalisation rates. The income stream used is adjusted to market rentals currently being achieved within comparable investment properties and recent leasing transactions achieved with the investment properties. In relying on the valuation reports, management has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of current market conditions.

Fair value hierarchy

The table below analyses recurring non-financial assets. The different levels are defined as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company 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 (i.e. prices) or indirectly (i.e. derived from prices).
- Level 3: unobservable inputs for the asset or liability.

Group	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
30 September 2024				
Commercial property for leasing	-	-	551,000	551,000
Residential properties for leasing	-	-	8,800	8,800
Total investment properties	-	-	559,800	559,800
31 March 2024				
Commercial property for leasing	-	-	551,000	551,000
Residential properties for leasing	-	-	8,800	8,800
Residential property held-for-sale	-	-	6,100	6,100
Total investment properties	-	-	565,900	565,900

Level 3 fair value

Reconciliation from the beginning balance to the ending balance for Level 3 recurring fair value measurements is set out in Note 13. The following table shows the key unobservable inputs used in the valuation models:

Type	Valuation technique	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Investment properties			
Commercial properties	Market comparison approach	Pre-adjusted comparable sales price: \$23,798 - \$32,540 (2023 - \$30,030 to \$38,936) per square metre.	The estimated fair value increase with higher price per square metre.
	Income capitalisation approach	Capitalisation rate: 3% (2023 - 3%).	The estimated fair value increase with lower capitalisation rate.
Residential properties	Market comparison approach	Pre-adjusted comparable sales price: \$19,927 to \$23,697 (2023 - \$21,825 to \$32,250) per square metre.	The estimated fair value increase with higher price per square metre.

Key unobservable inputs

Key unobservable inputs correspond to price per square metre and capitalisation rate, premium or discount on the quality of the buildings. The price per square metre and capitalisation rate are derived from specialised publications from the related markets and comparable transactions. The premium or discount on the quality of the buildings are derived based on professional judgement of the valuers, taking into account key attributes such as location, tenure, time factor, age, frontage/facing, condition and size.

7. Loss before taxation

7.1. Significant items

	Group	
	1 st half FY2025 \$'000	1 st half FY2024 \$'000
<u>Revenue</u>		
Rent and service income	9,180	8,675
<u>Net finance costs</u>		
<u>Finance income</u>		
Interest income on deposits with banks and financial institution	1,349	1,400
<u>Finance costs</u>		
Interest expense on bank borrowings - secured	(8,810)	(8,557)
Amortisation of transaction costs related to bank borrowings	(286)	(286)
	<u>(7,747)</u>	<u>(7,443)</u>

7.2. Related party transactions

There are no material related party transactions during the financial period ended 30 September 2024 (30 September 2023: Nil).

8. Income tax expense

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total earnings. The major components of income tax expense in the condensed interim consolidated statement of profit or loss are:

	Group	
	1 st half FY2025	1 st half FY2024
	\$'000	\$'000
<i>Tax recognised in profit or loss</i>		
Income tax expense		
- current period	5	53
- prior period	-	211
	<u>5</u>	<u>264</u>

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

	Group	
	1 st half FY2025	1 st half FY2024
	\$'000	\$'000
<i>Reconciliation of effective tax:</i>		
Loss for the period	(2,206)	(2,401)
Total tax expense	5	264
Loss before tax	<u>(2,201)</u>	<u>(2,137)</u>
Tax using the Singapore tax rate of 17% (FY2024: 17%)	(374)	(363)
Singapore statutory stepped income exemption	(5)	(29)
Non-deductible expenses	610	608
Non-taxable income	(226)	(163)
Under-provision in prior year	-	211
	<u>5</u>	<u>264</u>

9. Net asset value

	Group		Company	
	As at 30.09.2024	As at 31.03.2024	As at 30.09.2024	As at 31.03.2024
	Cents	Cents	Cents	Cents
Net asset value per ordinary share based on issued share capital as at the end of the period / year reported on	<u>17.4</u>	<u>17.5</u>	<u>14.3</u>	<u>14.3</u>

The net asset value per ordinary share has been calculated based on 1,592,469,212 shares as at 30 September 2024 (31 March 2024: 1,592,469,212).

10. Financial assets at fair value through other comprehensive income

Not applicable.

11. Plant and equipment

	Group				Company
	Renovations, furniture and fittings \$'000	Office equipment and computers \$'000	Motor vehicle \$'000	Total \$'000	Office equipment and computers \$'000
Cost					
At 1 April 2023	205	15	155	375	4
Additions	30	6	-	36	2
At 31 March 2024	235	21	155	411	6
Additions	70	-	-	70	-
At 30 September 2024	305	21	155	481	6
Accumulated depreciation					
At 1 April 2023	192	13	99	304	4
Depreciation for the year	10	2	14	26	-
At 31 March 2024	202	15	113	330	4
Depreciation for the period	11	1	7	19	-
At 30 September 2024	213	16	120	349	4
Carrying amount					
At 30 September 2024	92	5	35	132	2
At 31 March 2024	33	6	42	81	2

12. Other assets

During the six months ended 30 September 2024, there has been no addition or disposal of these assets.

13. Investment properties

Group	Continuing use \$'000	Held-for- sale \$'000	Total \$'000
At 1 April 2024	559,800	6,100	565,900
Disposal	–	(6,100)	(6,100)
Changes in fair value	–	–	–
At 30 September 2024	559,800	–	559,800

Group	Continuing use \$'000	Held-for- sale \$'000	Total \$'000
At 1 April 2022	568,250	-	568,250
Fair value gain recognised in profit or loss	750	-	750
At 31 March 2023	569,000	-	569,000
Fair value loss recognised in profit or loss	(3,100)	-	(3,100)
Reclassification	(6,100)	6,100	-
At 31 March 2024	559,800	6,100	565,900

On 5 July 2024, the Group completed the disposal of the property located at 33 Tanglin Road #06-05, St Regis Residences, Singapore 247913, for \$6,050,000. The remaining consideration of \$5,989,500 was received (net of option money of \$60,500 received and classified as “deposits” as at 31 March 2024). Arising from the completion of the disposal, the Group recognised a loss on disposal of \$50,000 to the consolidated profit or loss in the current financial period.

As at 30 September 2024, investment properties comprise one (31.03.2024: one) commercial building and two (31.03.2024: three) residential units that are leased to third parties. Each of the leases contains an initial non-cancellable period of 2 to 5 years. Subsequent renewals are negotiated with the lessee.

Changes in fair values are recognised in profit or loss.

Security

At 30 September 2024, investment properties of the Group with carrying amount of approximately \$551,000,000 (31.03.2024: \$551,000,000) are pledged as security to secure the bank loan.

13.1 Valuation

The Group engages external, independent and qualified valuers to determine the fair value of the Group’s investment properties at the end of every year. Discussions on the valuation process, key inputs applied in the valuation approach and the reasons for the fair value changes are held between the property manager, management and the independent valuer yearly.

The latest valuation was conducted for the last financial year ended 31 March 2024.

14. Bank borrowings - secured

	Group	
	30.09.2024	31.03.2024
	\$'000	\$'000
Current		
Secured bank loans	-	325,000
Unamortised transaction costs	-	(1,559)
	<u>-</u>	<u>323,441</u>
Non-Current	325,000	-
Secured bank loans	(1,273)	-
Unamortised transaction costs	<u>323,727</u>	<u>-</u>

Terms and debt repayment schedule

Terms and conditions of secured bank loans in accordance with loan agreements are as follows:

	Maturity date	Effective interest rate		30.09.2024	31.03.2024
		per annum			
		1HFY2025	1HFY2024	\$'000	\$'000
Group					
Secured bank loan	December 2026	5.41%	5.25%	<u>323,727</u>	<u>323,441</u>
				<u>323,727</u>	<u>323,441</u>

The secured bank loans of the Group are secured over investment properties (see note 13) and guaranteed by a shareholder and his close family member.

The bank borrowings are subject to various covenants, amongst others, loan to valuation ratio, interest cover ratio and requirement to maintain certain tangible net worth.

(k) Other information

1. Audit or review

(a) Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

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

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

Not applicable.

(c) Auditors' Report

Not applicable.

2. Accounting policies

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

Except as disclosed in item (b) below, the Group has applied the same accounting policies and methods of computation in the financial statements of the current financial reporting period as in the audited financial statements for the financial year ended 31 March 2024.

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

With effect from 1 April 2024, the Group has adopted various new / revised Singapore Financial Reporting Standards (International) (SFRS(I)s) which are relevant to the Group's operations.

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

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

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

	1 st half FY2025 S\$'000	1 st half FY2024 S\$'000
Loss for the period attributable to:		
Owners of the Company	<u>(2,206)</u>	<u>(2,401)</u>
	1 st half FY2025 '000	1 st half FY2024 '000
Weighted average number of ordinary shares during the period	<u>1,592,469</u>	<u>1,592,469</u>
	1 st half FY2025 Cents	1 st half FY2024 Cents
Loss per ordinary share based on:-		
(a) the weighted average number of ordinary shares on issue; and	<u>(0.14)</u>	<u>(0.15)</u>
(b) a fully diluted basis	<u>(0.14)</u>	<u>(0.15)</u>

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

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

	Group		Company	
	As at	As at	As at	As at
	30.09.2024	31.03.2024	30.09.2024	31.03.2024
	Cents	Cents	Cents	Cents
Net asset value per ordinary share based on issued share capital as at the end of the period / year reported on	17.4	17.5	14.3	14.3

5. **Review of Group Performance**

1HFY2025 vs 1HFY2024

REVENUE

	6 months ended		
	30.09.2024	30.09.2023	Change
	1 st half	1 st half	
	FY2025	FY2024	%
	\$'000	\$'000	%
Revenue	9,180	8,675	5.8

Group's revenue comprised mainly rent and service income generated from its investment properties, other supplemental and ad-hoc income.

Group's revenue for 1HFY2025 increased by 5.8%. This is primarily due to higher rents from certain occupancy agreements.

OTHER INCOME

Other income consists of employment credits and rebate. The increase represents higher employment credits and CIT Rebate Cash Grant received in 1HFY2025.

LOSS ON DISPOSAL OF INVESTMENT PROPERTY

With reference to announcement dated 5 July 2024 in relation to the disposal of property located at 33 Tanglin Road, #06-05, St. Regis Residences, Singapore 247913, the disposal has been completed on 5 July 2024 and a loss of disposal of S\$50,000 has been recognised in the financial statements.

EXPENSES

	6 months ended		Change
	30.09.2024	30.09.2023	
	1 st half FY2025	1 st half FY2024	
	\$'000	\$'000	%
Depreciation	(19)	(14)	35.7
Staff costs	(724)	(720)	0.6
Direct operating expenses of investment properties	(2,484)	(2,409)	3.1
Other operating expenses	(362)	(227)	59.5
Net finance costs	(7,747)	(7,443)	4.1
Income tax expense	(5)	(264)	(98.1)
Total	(11,341)	(11,077)	2.4

Total expenses of the Group for 1HFY2025 have increased by 2.4% compared to the same period in the preceding year, mainly attributable to the following factors:

- Higher depreciation charge on plant and equipment.
- Increase in staff costs mainly due to salary adjustments.
- Direct operating expenses of investment properties in 1HFY2025 were higher as compared to 1HFY2024, mainly associated with higher utilities costs and increased repair and maintenance costs of the building as well as higher property tax paid.
- Other operating expenses comprised mainly audit and tax agent fees, corporate secretarial fees, legal and professional fees and administrative expenses. The increase in 1HFY2025 is mainly from non-recurring legal and professional fees incurred in relation to the disposal of an investment property classified as held-for-sale (see Note 13) which was completed in July 2024. No such expense was incurred in 1HFY2024.
- Net finance costs comprised interest on bank borrowings and amortization of transaction costs, net off by interest income. Net finance costs in 1HFY2025 are higher compared to 1HFY2024, mainly resulted from increase in interest rates on bank loan and lower fixed deposit interest income.
- Decreased income tax expense is in line with lower estimated chargeable income.

RESULTS FROM OPERATING ACTIVITIES

The Group's operating profits increased by 4.5%. Reasons are mentioned in the preceding paragraphs.

LOSS ATTRIBUTABLE TO OWNERS OF THE COMPANY

The Group incurred a net loss of approximately \$2.2 million in 1st half FY2025. Reasons are mentioned in the preceding paragraphs.

OTHER COMPREHENSIVE INCOME

There is no other comprehensive income in 1HFY2025 (1HFY2024: nil).

GROUP'S STATEMENT OF FINANCIAL POSITION

Plant and equipment increased due mainly to purchase of new signage classified under renovations, offset by depreciation charge for the period.

Other assets consist of art pieces which are carried at cost on initial recognition and reviewed annually for impairment loss. At reporting date on 30 September 2024, the net carrying amount of these other assets remained unchanged as compared to 31 March 2024.

Investment properties as at 30 September 2024 remained unchanged as compared to 31 March 2024. Valuation of investment properties are performed annually at financial year end in March.

As at 30 September 2024, there is no investment property held for sale (31 March 2024: S\$6.1 million).

Trade and other receivables as at 30 September 2024 have decreased as compared to 31 March 2024, mainly due to decrease in accrued revenue, prepaid operating expenses as well as trade receivables.

As at 30 September 2024, share capital remained the same as the last financial year ended 31 March 2024 at \$255.3 million.

The capital reserves represent the excess of fair value of identifiable net assets acquired over the purchase consideration resulting from acquisition of remaining equity interest in a subsidiary and the share issue/transaction costs related to the acquisitions in prior years.

Increase in accumulated losses is due to net loss incurred in the current period.

Non-current other payables comprised security deposits collected from tenants which are refundable after one year from 30 September 2024. The decrease is from deposits for certain occupancy agreements (with remaining lease period of less than 12 months) being reclassified from non-current to current liabilities.

Bank borrowings as at 30 September 2024 under non-current liabilities comprised the following:

	Group	
	30.09.2024	31.03.2024
Non-current	\$'000	\$'000
Secured bank loans	325,000	-
Unamortised transaction costs	(1,273)	-
	323,727	-
Current		
Secured bank loans	-	325,000
Unamortised transaction costs	-	(1,559)
	-	323,441
	-	323,441

The increase in bank borrowings is due amortisation of transaction costs in 1HFY2025.

As at 31 March 2024, the Group had breached a financial covenant relating to a subsidiary's Interest Coverage Ratio ("ICR") on a bank loan with a carrying amount of \$323,441,000. Consequently, the bank loan has been reclassified from non-current liability to current liability at the end of the reporting period.

On 7 June 2024, the Group increased its Debt Service Reserve in the subsidiary by placing \$3,600,000 in a time deposit with the financial institution to meet the stipulated ICR. Subsequently on 20 June 2024, the financial institution confirmed that with the inclusion of additional time deposit of \$3,600,000 pledged for Debt Service Reserve prior to test period deadline, there is no longer a breach of the covenant. Hence, the bank loan has been reclassified from current liability to non-current liability.

Trade and other payables in current liabilities of the Group have increased compared to balances at 31 March 2024. This is mainly due to security deposits for certain occupancy agreements (with remaining lease period of less than 12 months) being reclassified from non-current to current liabilities, partly offset by lower accrued operating expenses.

Amount owing to a shareholder is unsecured, non-interest bearing and has no fixed term of repayment. The decrease is due to partial repayment during the period in 1HFY2025.

Decrease in current tax liabilities is due to lower provision for current year income tax for 1HFY2025 and income tax paid during the current period.

As at 30 September 2024, the Group has a positive working capital of approximately \$36.8 million (31 March 2024: negative \$284.4 million).

COMPANY'S STATEMENT OF FINANCIAL POSITION

As at 30 September 2024, investments in subsidiaries remained the same as the last financial year ended 31 March 2024, at \$312.8 million, representing costs of investments in the three subsidiaries of the Company less impairment loss.

Increase in trade and other receivables is mainly due to higher prepaid operating expenses and trade receivable.

Increase in cash and cash equivalents is mainly due to loan from subsidiary, partly offset by payments made during the current period.

Accumulated losses have increased due to net loss incurred in the current period.

The increase in trade and other payables is mainly due to increase in amounts due to subsidiaries, offset by payments of trade and other payables.

Amount owing to a shareholder is unsecured, non-interest bearing and has no fixed term of repayment. There is no movement in the current period.

Increase in current tax liabilities as at 30 September 2024 is due to provision for income tax, offset by income tax paid during the current period.

As at 30 September 2024, the Company has a negative working capital of \$84.7 million (31 March 2024: \$84.4 million), mainly due to amount owing to a shareholder and amounts due to subsidiaries are included as current liabilities. Notwithstanding this, a shareholder has undertaken, save for repayment of certain amounts of shareholder's loan, to provide continuous financial and other support as necessary, to enable the Company to continue its operations and meet its financial obligations as and when they fall due.

GROUP'S STATEMENT OF CASH FLOWS

Group's cash and cash equivalents in the statement of cash flows as at 30 September 2024 stood at approximately \$89.0 million as compared to \$90.0 million in the corresponding period ended 30 September 2023.

1st half FY2025 vs 1st half FY2024

The decrease is mainly attributable to the following factors:

- Increase in net cash generated from operating activities.
- Increase in net cash generated from investing activities mainly due to proceeds from disposal of investment property, offset by lower interest income received and higher acquisition of plant and equipment.
- Net cash used in financing activities increased due to higher interest payment and debt service reserve amount, offset by lower partial repayment of amount owing to a shareholder.

6. Forecast or prospect statement

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

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

7. Commentary on market trends

A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

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

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

8. Dividends

(a) Current Financial Period Reported On

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

(b) Corresponding Period of the Immediately Preceding Financial Year

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

(c) Tax on dividend

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

(d) Date payable

Not applicable.

(e) Books closure date

Not applicable.

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

Given the Group's investment strategy of keeping a strong balance sheet with sufficient resources for future investment purposes for long-term and sustainable growth, the Board is not recommending any dividend for this financial period ended 30 September 2024.

10. Interested Persons Transactions

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

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

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

12. Confirmation by Directors pursuant to Rule 705(5) of the listing manual of SGX-ST

On behalf of the Board of Directors of the Company, we confirm that to the best of our knowledge, nothing has come to our attention which may render the financial results for the period ended 30 September 2024 to be false or misleading.

BY ORDER OF THE BOARD

Jonathan Tahir
Executive Chairman and Chief Executive Officer

5 November 2024