

**HS OPTIMUS HOLDINGS LIMITED**  
**(Incorporated in the Republic of Singapore)**  
**(Company Registration No. 199504141D)**

**UNAUDITED FINANCIAL STATEMENTS FOR THE**  
**SIX MONTHS ENDED 30 SEPTEMBER 2024**

**TABLE OF CONTENTS**

	<b>Page</b>
A Condensed interim consolidated statement of profit or loss and other comprehensive income	1
B Condensed interim statements of financial position	2
C Condensed interim statements of changes in equity	3
D Condensed interim consolidated statement of cash flows	4
E Notes to the condensed interim consolidated financial statements	5-14
F Information required under Appendix 7C of the Catalist Rules	15-21

*This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, R & T Corporate Services Pte. Ltd. ("Sponsor"), for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("SGX-ST").*

*This announcement has not been examined or approved by the SGX-ST. The SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.*

*The contact person for the Sponsor is Mr Howard Cheam Heng Haw (Telephone: +65 6232 0685) at R & T Corporate Services Pte. Ltd., 9 Straits View, Marina One West Tower, #06-07, Singapore 018937.*

---

**A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

	Note	Group		Increase/ (Decrease)
		6 months ended		
		30 Sep 2024	30 Sep 2023	
		\$'000	\$'000	%
Revenue	N4.1	8,055	8,254	(2)
Cost of sales		(6,202)	(6,832)	(9)
<b>Gross profit</b>		1,853	1,422	30
Other income		126	392	(68)
Selling and distribution expenses		(198)	(252)	(21)
Administrative expenses		(3,543)	(2,223)	59
Finance costs		(53)	(96)	(45)
<b>Loss before tax</b>	N6	(1,815)	(757)	N/M
Tax expense	N7	-	-	-
<b>Loss for the period</b>		(1,815)	(757)	N/M
<b>Other comprehensive loss</b>				
<i>Items that may be reclassified subsequently to profit or loss:</i>				
Currency translation differences		1,293	(727)	N/M
<b>Total comprehensive loss for the period</b>		(522)	(1,484)	(65)
<b>(Loss)/profit for the period attributable to:</b>				
Owners of the Company		(1,799)	(807)	N/M
Non-controlling interests		(16)	50	N/M
		(1,815)	(757)	N/M
<b>Total comprehensive loss for the period attributable to:</b>				
Owners of the Company		(452)	(1,452)	(69)
Non-controlling interests		(70)	(32)	N/M
		(522)	(1,484)	(65)
<b>Loss per share attributable to owners of the Company (cents per share)</b>				
-Basic		(0.033)	(0.015)	
-Diluted		(0.033)	(0.015)	

N/M: Not Meaningful

## B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	Note	The Group		The Company	
		30 Sep 2024 \$'000	31-Mar-2024 \$'000	30 Sep 2024 \$'000	31-Mar-2024 \$'000
<b>ASSETS</b>					
<b>Non-current assets</b>					
Property, plant and equipment	N10	5,758	5,551	102	108
Right-of-use assets		3,640	3,584	2,009	2,029
Investment property	N11	12,118	-	-	-
Subsidiaries	N12	-	-	36,884	36,856
Financial assets at fair value through profit or loss	N20	*	*	-	-
		21,516	9,135	38,995	38,993
<b>Current assets</b>					
Development properties	N13	28,068	28,217	-	-
Property held-for-sale	N14	-	12,339	-	-
Investment in financial asset	N15	889	-	-	-
Prepayments, trade and other receivables		5,218	5,325	23,126	22,822
Inventories	N16	4,875	4,893	-	-
Cash and cash equivalents		4,191	5,185	303	586
		43,241	55,959	23,429	23,408
<b>Total assets</b>		64,757	65,094	62,424	62,401
<b>LIABILITIES</b>					
<b>Non-current liabilities</b>					
Loans and borrowings	N17	24	5	-	-
Deferred tax liabilities		1,318	1,160	-	-
		1,342	1,165	-	-
<b>Current liabilities</b>					
Trade and other payables		3,895	4,430	1,687	1,274
Loans and borrowings	N17	1,466	925	100	-
Income tax payable		90	88	-	-
		5,451	5,443	1,787	1,274
<b>Total liabilities</b>		6,793	6,608	1,787	1,274
<b>Net assets</b>		57,964	58,486	60,637	61,127
<b>EQUITY</b>					
Share capital	N18	103,171	103,171	103,171	103,171
Foreign currency translation reserve		(8,480)	(9,827)	-	-
Accumulated losses		(44,568)	(42,769)	(42,534)	(42,044)
Equity holders of the company		50,123	50,575	60,637	61,127
Non-controlling interests		7,841	7,911	-	-
<b>Total equity</b>		57,964	58,486	60,637	61,127
<b>Total equity and liabilities</b>		64,757	65,094	62,424	62,401

\*Amounts less than \$1,000

### C. CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY

	Share capital	Foreign currency translation reserve	Accumulated losses	Equity attributable to owners of the Company	Non-controlling interests	Total
<u>Group</u>	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Balance at 1-Apr-2024</b>	103,171	(9,827)	(42,769)	50,575	7,911	58,486
<b>Loss for the period</b>	-	-	(1,799)	(1,799)	(16)	(1,815)
<b>Other comprehensive income/(loss)</b>	-	1,347	-	1,347	(54)	1,293
<b>Total comprehensive income/(loss) for the period</b>	-	1,347	(1,799)	(452)	(70)	(522)
<b>Balance at 30-Sep-2024</b>	103,171	(8,480)	(44,568)	50,123	7,841	57,964
Balance at 1-Apr-2023	103,171	(8,239)	(40,740)	54,192	8,291	62,483
(Loss)/profit for the period	-	-	(807)	(807)	50	(757)
Other comprehensive loss	-	(645)	-	(645)	(82)	(727)
Total comprehensive loss for the period	-	(645)	(807)	(1,452)	(32)	(1,484)
Balance at 30-Sep-2023	103,171	(8,884)	(41,547)	52,740	8,259	60,999

	Share capital	Accumulated losses	Total
<u>Company</u>	\$'000	\$'000	\$'000
<b>Balance at 1-Apr-2024</b>	103,171	(42,044)	61,127
<b>Loss for the period, representing total comprehensive loss for the period</b>	-	(490)	(490)
<b>Balance at 30-Sep-2024</b>	103,171	(42,534)	60,637
Balance at 1-Apr-2023	103,171	(37,648)	65,523
Loss for the period, representing total comprehensive loss for the period	-	(1,159)	(1,159)
Balance at 30-Sep-2023	103,171	(38,807)	64,364

## D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

Group	6 months ended	
	30 Sep 2024 \$'000	30 Sep 2023 \$'000
<b>Cash flows from operating activities</b>		
Loss before tax	(1,815)	(757)
Adjustments for:		
Depreciation of property, plant and equipment	303	286
Depreciation of right-of-use assets	47	47
Depreciation of investment property	347	173
Gain on disposal of property, plant and equipment	(1)	-
Interest expense	53	96
Interest income	(72)	(134)
Reversal of impairment loss on development properties	-	(192)
Allowance/(Write back of allowance) for inventory obsolescence	120	(3)
Unrealised foreign exchange differences	770	(246)
Operating loss before working capital changes	(248)	(730)
Changes in operating assets and liabilities		
Increase in development properties	-	(6)
Increase in inventories	(102)	(1,121)
Decrease/(Increase) in trade and other receivables	106	(328)
(Decrease)/Increase in trade and other payables	(536)	213
<b>Cash used in operations</b>	(780)	(1,972)
Interest income received	72	134
Income tax (paid)/refund	(6)	8
<b>Net cash used in operating activities</b>	(714)	(1,830)
<b>Cash flows from investing activities</b>		
Sale proceeds from property held-for-sale	-	2,840
Purchase of property, plant and equipment and right-of-use assets	(3)	(173)
Purchase of investment in financial assets	(889)	-
<b>Net cash (used in)/generated from investing activities</b>	(892)	2,667
<b>Cash flows from financing activities</b>		
Repayments of loans and borrowings	(1,385)	(4,524)
Proceeds from loans and borrowings	2,125	2,732
Interest paid	(53)	(96)
Principal element of lease payments	(15)	(14)
Loan from non-controlling interests	14	-
<b>Net cash generated from/(used in) financing activities</b>	686	(1,902)
<b>Net decrease in cash and cash equivalents</b>	(920)	(1,065)
Cash and cash equivalents at beginning of the period	5,187	8,317
Effect of exchange rate changes on cash and cash equivalents	(73)	144
<b>Cash and cash equivalents at end of the period</b>	4,194	7,396

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

Group	30 Sep 2024	30 Sep 2023
	\$'000	\$'000
Cash and bank balances	2,077	3,477
Fixed deposits	2,114	3,916
Cash and cash equivalents as per consolidated statement of financial position	4,191	7,393
Cash and cash equivalents		
- Continuing operations	4,191	7,393
- Disposal group assets classified as held for sale	3	3
Cash and cash equivalents as per consolidated statement of cash flows	4,194	7,396

## E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

### N1. Corporate information

HS Optimus Holdings Limited (the “**Company**”) is a limited liability company incorporated and domiciled in Singapore and is listed on the Catalist Board of the Singapore Exchange Securities Trading Limited.

These condensed interim consolidated financial statements as at and for the six months ended 30 September 2024 comprise the Company and its subsidiaries (collectively, the “**Group**”). The principal activity of the Company is that of investment holding.

The principal activities of the Group are:

- (a) Door manufacturing and distribution;
- (b) Property investments and property developments;
- (c) Secured property financing; and
- (d) Investment holding.

### N2. Basis of Preparation

The condensed interim financial statements for the six months ended 30 September 2024 have been prepared in accordance with Singapore Financial Reporting Standards (International) (“**SFRS(I)s**”) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the 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.

#### N2.1. New and amended standards adopted by the Group

A number of amendments to SFRS(I)s have become applicable for the current reporting period. The Company has adopted all the new and revised standards which are effective for the annual financial periods beginning on or after 1 April 2024 and the adoption of these standards did not result in any material change to the Group’s accounting policies or result in retrospective adjustments as a result of adopting such standards.

#### N2.2. 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 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 estimation uncertainty that have the most significant effect on the amounts recognised in the financial statements are:

Note 12 – Impairment assessment of investment in subsidiaries

Note 13 – Valuation of development properties determined using significant unobservable inputs

**N3. Seasonal operations**

Generally, the Group's businesses are not subject to any significant seasonal fluctuations that will affect the business and operations.

**N4. Segment and revenue information****Business segments**

The Group is organised into the following business segments:

- (a) Door business segment: This relates to the manufacture and distribution of doors, furniture and fittings, wood related products and supply and installation of doors.
- (b) Property business segment: This relates to rental of premises, property developments and investments.
- (c) Secured property financing segment: This relates to provision of financing to corporations in the form of loan secured by a first mortgage charge.<sup>1</sup>
- (d) Investment segment: This relates to investment holding.

<b>1 April 2024 to 30 September 2024</b>	<b>Door Business \$'000</b>	<b>Property Business \$'000</b>	<b>Investment \$'000</b>	<b>Total \$'000</b>
<b>Segment revenue</b>				
Sales – external	8,055	-	-	8,055
Segment loss	(215)	(681)	(992)	(1,888)
Other income				126
Finance costs				(53)
Loss before taxation				(1,815)
Income tax credit				-
Loss for the period				(1,815)
Consolidated total assets	18,622	43,684	2,451	64,757
Segment liabilities	1,331	2,265	299	3,895
-Deferred tax liabilities	1,318	-	-	1,318
-Income tax payable	90	-	-	90
-Borrowings, secured	1,390	-	100	1,490
Consolidated total liabilities				6,793
<b><u>Other segment items</u></b>				
Depreciation of property, plant and equipment	296	-	7	303
Depreciation on right-of-use assets	27	-	20	47
Depreciation on investment property	-	347	-	347
Gain on disposal of property, plant and equipment	(1)	-	-	(1)
Allowances for inventory obsolescence	120	-	-	120

<sup>1</sup>There was no revenue generated by the secured property financing segment as there were no transactions falling under this segment in HYFY2025.

**N4. Segment and revenue information (Cont'd)**

	<b>Door Business</b>	<b>Property Business</b>	<b>Secured property financing<sup>2</sup></b>	<b>Investment</b>	<b>Total</b>
<b>1 April 2023 to 30 September 2023</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Segment revenue</b>					
Sales – external	8,243	-	11	-	8,254
Segment (loss)/gain	895	(787)	11	(1,172)	(1,053)
Other income					392
Finance costs					(96)
Loss before taxation					(757)
Income tax credit					-
Loss for the period					(757)
Consolidated total assets	21,088	44,194	-	2,795	68,077
Segment liabilities	1,897	2,131	-	247	4,275
-Deferred tax liabilities	1,017	-	-	-	1,017
-Income tax payable	1	-	-	-	1
-Borrowings, secured	1,785	-	-	-	1,785
Consolidated total liabilities					7,078
<u>Other segment items</u>					
Depreciation of property, plant and equipment	281	-	-	5	286
Depreciation on right-of-use assets	27	-	-	20	47
Depreciation on investment property	-	173	-	-	173
Reversal of impairment loss on development properties	-	(192)	-	-	(192)
Write back of allowances for inventory obsolescence	(3)	-	-	-	(3)

**N4.1 Revenue and Geographical segments**

	<b>Group Revenue</b>	
	<b>6 months ended</b>	
	<b>30 September 2024</b>	<b>30 September 2023</b>
	<b>\$'000</b>	<b>\$'000</b>
<i>Recognised at a point in time</i>		
Sale of goods	8,055	8,243
Interest income from secured property financing	-	11
	<u>8,055</u>	<u>8,254</u>

<sup>2</sup> Revenue generated by the secured property financing segment in HYFY2024 refer to interest income earned from AUD400k secured property financing arrangement with an Australian incorporated company. For more information, please refer to the voluntary business update on 15 February 2023 and 4 September 2023.



#### N4.1 **Revenue and Geographical segments (Cont'd)**

The Group's revenue and non-current assets information based on the geographical location of customers and assets respectively are as follow:

	<b>Group Revenue</b>	
	<b>6 months ended</b>	
	<b>30 September 2024</b>	<b>30 September 2023</b>
	<b>\$'000</b>	<b>\$'000</b>
Australia	-	11
Ireland	423	331
Singapore	34	78
United Kingdom	7,598	7,834
	<b>8,055</b>	<b>8,254</b>

  

	<b>Group Non-current assets</b>	
	<b>30 September 2024</b>	<b>31 March 2024</b>
	<b>\$'000</b>	<b>\$'000</b>
Singapore	2,108	2,135
Malaysia	7,290	7,000
Australia	12,118	-
Indonesia	-	*
	<b>21,516</b>	<b>9,135</b>

*\*Amounts less than \$1,000*

Non-current assets presented above exclude financial assets at fair value through profit or loss.

#### N5. **Financial assets and financial liabilities**

Set out below is an overview of the financial assets and financial liabilities of the Group and the Company as at 30 September 2024 and 31 March 2024:

	<b>Group</b>		<b>Company</b>	
	<b>30 September 2024</b>	<b>31 March 2024</b>	<b>30 September 2024</b>	<b>31 March 2024</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Financial assets</b>				
Financial assets at amortised cost:				
- Trade and other receivables	2,859	2,702	23,096	22,795
- Cash and cash equivalents	4,191	5,185	303	586
Financial asset at fair value through profit or loss	*	*	-	-
Investment in financial asset	889	-	-	-
	<b>7,939</b>	<b>7,887</b>	<b>23,399</b>	<b>23,381</b>
<b>Financial liabilities</b>				
Financial liabilities at amortised cost:				
- Trade and other payables	3,815	4,370	1,687	1,230
- Interest bearing borrowings				
- Foreign currency loan against import	1,352	900	-	-
- Revolving credit facility	100	-	100	-
- Lease liabilities	38	30	-	-
	<b>5,305</b>	<b>5,300</b>	<b>1,787</b>	<b>1,230</b>
	<b>2,634</b>	<b>2,587</b>	<b>21,612</b>	<b>22,151</b>

*\*Amounts less than \$1,000*

**N6. Loss before tax from continuing operations**

The following items have been included in arriving at loss from continuing operations:

	<b>Group</b>	
	<b>6 months ended</b>	
	<b>30 September</b>	<b>30 September</b>
	<b>2024</b>	<b>2023</b>
	<b>\$'000</b>	<b>\$'000</b>
Depreciation of property, plant and equipment	303	286
Depreciation of right-of-use assets	47	47
Depreciation of investment property	347	173
Interest expense	53	96
Interest income	(72)	(134)
Gain on disposal of property, plant and equipment	(1)	-
Government grants and incentives	(5)	(1)
Foreign currency exchange loss / (gain)	829	(128)
Allowance/(Write back of allowances) for inventory obsolescence	120	(3)
Reversal of impairment loss in development properties	-	(192)

**N7. Taxation**

The major components of income tax expense in the condensed interim consolidated statement of profit or loss are:

	<b>Group</b>	
	<b>6 months ended</b>	
	<b>30 September</b>	<b>30 September</b>
	<b>2024</b>	<b>2023</b>
	<b>\$'000</b>	<b>\$'000</b>
Current tax expense		
-current year	-	-
Income tax expense recognised in profit or loss	-	-

**N8. Dividends**

No interim dividend has been proposed for the periods ended 30 September 2024 and 30 September 2023.

**N9. Net asset value**

	<b>Group</b>		<b>Company</b>	
	<b>30 September</b>	<b>31 March</b>	<b>30 September</b>	<b>31 March</b>
	<b>2024</b>	<b>2024</b>	<b>2024</b>	<b>2024</b>
	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>	<b>Cents</b>
Net asset value per share based on existing issued share capital as at end of period/year	0.93	0.94	1.13	1.14

Net asset value per ordinary share is calculated based on 5,380,556,316 shares issued as at 30 September 2024 (31 March 2024: 5,380,556,316).

**N10. Property, plant and equipment**

During the six months ended 30 September 2024, the Group acquired assets amounting to \$21,805 (30 September 2023: \$172,564) and disposed of assets with a net book value amounting to Nil (30 September 2023: Nil).

## N11. Investment property

	<b>30 September 2024 \$'000</b>	<b>Group 31 March 2024 \$'000</b>
<b>Cost</b>		
As at 1 April	-	13,422
Transfer from/(to) property held-for-sale	12,447	(13,330)
Currency translation differences	18	(92)
As at 30 September/31 March 2024	<u>12,465</u>	<u>-</u>
<b>Accumulated depreciation</b>		
As at 1 April	-	769
Depreciation charge for the year	347	173
Transfer to property held-for-sale	-	(937)
Currency translation differences	-	(5)
As at 30 September/31 March 2024	<u>347</u>	<u>-</u>
<b>Net carrying amount</b>	<u>12,118</u>	<u>-</u>

During the six months ended 30 September 2024, the Group transferred a carrying amount of \$12,446,709 from property held-for-sale to investment property due to the change in the Group's intention for the property located at 23-31 Lincoln Square South, Carlton, Melbourne, Australia ("**Lincoln Square**"). For further information, please refer to the announcements dated 7 July 2024, 29 July 2024 and 1 November 2024.

In accordance with SFRS(I) 5, due to the change in intention, the property cease to be classified as held-for-sale and is reclassified to investment property at the lower of its carrying amount adjusted for depreciation that would have been recognised if it was not classified as held-for-sale or its recoverable amount.

The investment property held by the Group as at 30 September 2024 is as follows:

<b>Description</b>	<b>Tenure</b>	<b>Building area (sqm)</b>
A block of five-storey commercial/office building at 23-31 Lincoln Square South, Carlton, Melbourne, Australia	Freehold	3,745

During the financial year ended 31 March 2024, the Group transferred cost and accumulated depreciation of \$13,330,047 and \$936,619 respectively from investment property to property held-for-sale due to the change in the Group's intention to dispose Lincoln Square and in compliance with SFRS(I) 5.

As at 31 March 2024, fair value of Lincoln Square is valued at \$15,620,000. The valuation was performed based on the highest and best use. This valuation was performed by accredited independent valuers with recognised and relevant professional qualifications and recent experience in the location and category of the properties being valued. The valuation was carried out based on the Direct Comparison Approach, a comparative method of valuation of the open market value of Lincoln Square, taking into consideration the state and condition of the property. The fair value measurement of Lincoln Square was categorised under Level 3 of the fair value hierarchy. Management has made an internal assessment and is of the view that there are no material changes to the fair value as at 30 September 2024.

## N12. Subsidiaries

	Company	
	30 September 2024 \$'000	31 March 2024 \$'000
Unquoted equity shares, at cost		
At beginning of the financial year	42,470	42,470
Loan to subsidiary	23,839	23,811
At end of the financial year	66,309	66,281
Less: impairment losses	(29,425)	(29,425)
	<u>36,884</u>	<u>36,856</u>

During the six months ended 30 September 2024, the Company extended a loan of \$28,205 (31 March 2024: \$113,905) to its subsidiary which is accounted for as an investment in equity instrument. The loan due from its subsidiary of \$23,839,491 (31 March 2024: \$23,811,286) is unsecured, non-interest bearing and repayable at the discretion of the subsidiary, only when the cash flows of the subsidiary permit. The amount relates to contributions from the Company, which forms a part of the Company's net investment in subsidiary and are accounted for at cost less accumulated impairment losses.

An impairment loss of \$2,382,265 was recognised for the financial year ended 31 March 2024 based on the recoverable amounts derived from value-in-use calculations and consideration of the net realisable value of development properties held by one of the subsidiaries. For value-in-use calculations, the Company has used cash flow projections of five years to reflect the time period for investment returns for its door business. Cash flows beyond the terminal year are extrapolated using the estimated growth rate. Key assumptions used in the discounted cash flow models are growth rate, operating margins and discount rate. The discount rate applied to the cash flow projections are based on weighted average cost of capital (WACC) where the cost of a company's debt and equity capital are weighted to reflect its capital structure.

## N13. Development properties

	Group	
	30 September 2024 \$'000	31 March 2024 \$'000
<i>Land use rights designated as part of development properties</i>		
As at 1 April	12,941	11,494
Addition	-	6
Depreciation of right-of-use asset capitalized	1,635	1,715
Reversal of impairment loss on land	-	292
Currency translation differences	(48)	(566)
As at 30 September / 31 March	<u>14,528</u>	<u>12,941</u>
Net carrying amount of land use rights (Note A)	<u>13,540</u>	<u>15,276</u>
Total	<u>28,068</u>	<u>28,217</u>

### Note A

Land use rights designated as part of development properties relate to right-of-use assets ("ROUA") on the land held by a subsidiary of the Group. Depreciation of ROUA recognised during the year is subsequently capitalised under development properties. The movement of ROUA in relation to land use rights is shown below.

**N13. Development properties (Cont'd)**

	<b>Group \$'000</b>
<i>Land use rights designated as part of development properties</i>	
<b>Cost</b>	
At 1 April 2023	26,741
Currency translation differences	<u>(1,175)</u>
At 31 March 2024	25,566
Currency translation differences	<u>(136)</u>
At 30 September 2024	<u>25,430</u>
<b>Accumulated depreciation</b>	
At 1 April 2023	9,023
Depreciation charge	1,715
Currency translation differences	<u>(448)</u>
At 31 March 2024	10,290
Depreciation charge	1,635
Currency translation differences	<u>(35)</u>
At 30 September 2024	<u>11,890</u>
<b>Net carrying amount</b>	
At 31 March 2024	<u>15,276</u>
At 30 September 2024	<u>13,540</u>

As at 31 March 2024, fair value of the land use rights designated as part of development properties of the Group is valued at \$25,976,534, excluding VAT and land tax incurred on the land. The valuation was performed by accredited independent valuer with a recognised and relevant professional qualification and experience in the location and category of the properties being valued. The valuation was carried out based on the Direct Comparison Approach, a comparative method of valuation of the open market value of the subject property, taking into consideration the state and condition of the properties. The fair value measurement of the development properties was categorised under Level 3 of the fair value hierarchy. Management has made an internal assessment and is of the view that there are no material changes to the fair value as at 30 September 2024.

**N14. Property held-for-sale**

	<b>Group</b>	
	<b>30 September 2024 \$'000</b>	<b>31 March 2024 \$'000</b>
<b>Net carrying amount</b>		
As at 1 April	12,339	2,840
Disposal	-	(2,840)
Transfer (to)/from investment property	(12,447)	12,393
Currency translation differences	108	<u>(54)</u>
As at 30 September / 31 March 2024	<u>-</u>	<u>12,339</u>

During the six months ended 30 September 2024, the Group transferred a carrying amount of \$12,446,709 to investment property due to the change in the Group's intention for Lincoln Square. For further information, please refer to the announcements dated 7 July 2024, 29 July 2024 and 1 November 2024.

During the financial year ended 31 March 2024, the Group transferred cost and accumulated depreciation of \$13,330,047 and \$936,619 respectively from investment property to property held-for-sale due to the change in the Group's intention to dispose Lincoln Square and in compliance with SFRS(I) 5.

**N15. Investment in financial asset**

During the six months ended 30 September 2024 and as announced on 5 June 2024, the Company's wholly owned subsidiary subscribed for 33 class A preference shares in the capital of One Equity (Fitzroy) Pty Ltd ("1E"), representing 24.8% of the total issued share capital of 1E on a fully-diluted basis for an aggregate subscription amount of A\$1,000,000. A fixed dividend rate of 16% per annum for a 12-month investment period shall accrue on such shares. For further information, please refer to the announcement dated 5 June 2024.

**N16. Inventories**

	Group	
	30 September 2024 \$'000	31 March 2024 \$'000
Finished goods	1,269	1,733
Work-in-progress	1,514	1,281
Raw materials	2,092	1,879
	4,875	4,893

During the six months ended 30 September 2023, the Group recognised inventories written back of \$ 119,506.

**N17. Loans and borrowings**

	Group	
	30 September 2024 \$'000	31 March 2024 \$'000
<b>Current</b>		
Lease liabilities	14	25
Loans and borrowings:		
-Foreign currency loan against import	1,352	900
-Revolving credit facility	100	-
	1,466	925
<b>Non-current</b>		
Lease liabilities	24	5
	24	5
Total loans and borrowings	1,490	930

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

As at 30 September 2024		As at 31 March 2024	
Secured (\$'000)	Unsecured (\$'000)	Secured (\$'000)	Unsecured (\$'000)
1,466	-	925	-

**Amount repayable after one year**

As at 30 September 2024		As at 31 March 2024	
Secured (\$'000)	Unsecured (\$'000)	Secured (\$'000)	Unsecured (\$'000)
24	-	5	-

Details of collateral

The foreign currency loan against import of the Group is secured by the following:-

- (a) corporate guarantee from the Company;
- (b) negative pledge over certain assets of the Group; and
- (c) legal charges over certain properties of the Group.

The revolving credit facility of the Group is secured by the legal charges over one of the Group's properties in Singapore.

**N18. Share Capital**

	Company			
	30 September 2024		31 March 2024	
	Number of shares	\$'000	Number of shares	\$'000
Issued and fully paid ordinary share capital	5,380,556,316	103,171	5,380,556,316	103,171

There were no changes in the share capital of the Company in the six months ended 30 September 2024.

The Company did not hold any treasury shares and there were no subsidiary holdings of the Company as of 30 September 2024 and 30 September 2023.

The Company did not hold any other outstanding convertible securities as at 30 September 2024 and 31 March 2024.

**N19. Related Party Transactions**

There are no material related party transactions apart from those disclosed elsewhere in the financial statements.

**N20. Fair value measurement**

The table below analyses the fair value measurements by the levels in the fair value hierarchy based on the inputs to the valuation techniques. The different levels are defined as follows:

- (i) Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities;
- (ii) 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. derived from prices); and
- (iii) Level 3 – inputs for the assets or liability that are not based on observable market data (unobservable inputs).

The following table present the financial asset measured at fair value through profit or loss:

	Group	
	30 September 2024	31 March 2024
	\$	\$
<b>Recurring fair value measurement</b>		
Financial assets at fair value through profit or loss	55	55

**N21. Subsequent events**

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

## **F. INFORMATION REQUIRED UNDER APPENDIX 7C OF THE CATALIST RULES**

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

Please refer to paragraph A.

- (a)(ii) Significant items**

Please refer to N6.

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

Please refer to paragraph B.

- (b)(ii) In relation to the aggregate amount of the group's borrowings and debt securities, specify the following as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year:**

- (A) Amount repayable by the Group in one year or less, or on demand**

Please refer to N16.

- (B) Amount repayable after one year**

Please refer to N16.

- (C) Whether the amounts are secured or unsecured**

Please refer to N16.

- (D) Details of any collaterals**

Please refer to N16.

- (c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.**

Please refer to paragraph D.

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

Please refer to paragraph C.



**F. INFORMATION REQUIRED UNDER APPENDIX 7C OF THE CATALIST RULES (CONT'D)**

- (d)(ii) **Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, 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 the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings 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. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed 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.**

Please refer to N17.

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

Please refer to N17.

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

Please refer to N17. The Company did not have any sales, transfers, cancellation and/or use of treasury shares during the six months ended 30 September 2024.

- (d)(v) **A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial year reported on.**

Please refer to N17. The Company did not have any sales, transfers, cancellation and/or use of subsidiary holdings during the six months ended 30 September 2024.

There were no subsidiary holdings held by the Company as at 30 September 2024.

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

The figures have not been audited or reviewed by the Company's auditors.

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

Not applicable.

- 3A. **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 Group's latest audited financial statements for the financial year ended 31 March 2024 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.

**F. INFORMATION REQUIRED UNDER APPENDIX 7C OF THE CATALIST RULES (CONT'D)**

4. **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 N2.

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

Please refer to N2.

6. **Earnings per ordinary share of the group for the current 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 (b) on a fully diluted basis (detailing any adjustments made to the earnings).**

	Group 6 months ended	
	30 September 2024	30 September 2023
Loss per share	Cents	Cents
- basic	(0.027)	(0.015)
- diluted	(0.027)	(0.015)

The weighted average number of ordinary shares for the purposes of basic and diluted loss per share is 5,380,556,316 shares for the financial period ended 30 September 2024 (30 September 2023: 5,380,556,316 shares).

Basic profit / loss per share is calculated by dividing the loss after tax attributable to shareholders by the weighted average number of fully paid ordinary shares in issue during the financial period.

For the purposes of calculating diluted profit / loss per share, the weighted average number of ordinary shares outstanding are adjusted for the effects of all dilutive potential ordinary shares. As at 30 September 2024 and 30 September 2023, the Company does not have any outstanding share options.

7. **Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current financial period reported on and (b) immediately preceding financial year.**

Please refer to N9.

8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following: (a) 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 and (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

*Review of the Group's performance for the 6 months ended 30 September 2024 ("HYFY2025") as compared to the 6 months ended 30 September 2023 ("HYFY2024")*

Revenue

The Group registered revenue of \$8.06 million in HYFY2025, representing a decrease of 2% as compared to \$8.25 million in HYFY2024. This was mainly attributable to the decrease in average selling price per door despite an increase in the total number of doors sold.

Cost of sales and Gross Profit

Cost of sales decreased by 9% to \$6.20 million in HYFY2025 as compared to \$6.83 million in HYFY2024. This was due to a lower cost per unit of door produced, which was in turn attributable to lower purchase price of processed wood boards and lower direct labour costs as compared to HYFY2024.

## F. INFORMATION REQUIRED UNDER APPENDIX 7C OF THE CATALIST RULES (CONT'D)

### Cost of sales and Gross Profit (Cont'd)

The Group's gross profit increased from \$1.42 million in HYFY2024 to \$1.85 million in HYFY2025. The Group's gross margin increased from 17% in HYFY2024 to 23% in HYFY2025 largely due to the decrease in cost of sales as explained above.

### Other income

Other income decreased by 68% from \$0.39 million in HYFY2024 to \$0.13 million in HYFY2025. The decrease was largely due to absence of (i) reversal of impairment loss on development properties and (ii) rental income from property in Singapore, decrease in interest income from fixed deposits offset against the preferential dividend income earned from the subscription of the preference shares in 1E as set out above and announced previously on 5 June 2024.

### Selling and distribution expenses

Selling and distribution expenses decreased by 21% from \$0.25 million in HYFY2024 to \$0.20 million in HYFY2025. The decrease was primarily due to decrease in marketing supporting fee and inspection and test fee, absence of advertising fee offset against increase in travelling expenses.

### Administrative expenses

Administrative expenses increased by 59% from \$2.22 million in HYFY2024 to \$3.54 million in HYFY2025. The increase was mainly due to unrealized foreign exchange loss of \$0.83 million in HYFY2025 as compared to an unrealized gain of \$0.13 million in HYFY2024, an increase in depreciation on investment property of \$0.17 million due to the change in intention for Lincoln Square property as set out in N11 and an increase in land tax in Melbourne offset against decrease in motor vehicle expenses and staff cost.

### Finance costs

Finance costs decreased by 45% from \$0.10 million in HYFY2024 to \$0.05 million in HYFY2025. The decrease was mainly due to the full repayment of the term loan in June 2023 and lower foreign currency loan against import drawn down offset against presence of interest expenses on revolving credit facility.

### Loss for the period HYFY2025

The Group recorded a loss of \$1.82 million in HYFY2025 as compared to a loss of \$0.76 million in HYFY2024.

### **Condensed Interim Statements of the Group's Financial position**

*Review of the Group's financial position as at 30 September 2024 as compared to 31 March 2024*

### Non-current assets

Property, plant and equipment increased by 4% from \$5.55 million as at 31 March 2024 to \$5.76 million as at 30 September 2024. The increase was mainly due to strengthening of MYR against SGD and purchase of property, plant and equipment offset against depreciation charge for the period.

As at 30 September 2024, investment property amounting to \$12.12 million refers to the Lincoln Square property. This was due to a transfer from property held-for-sale under current assets during the year. For further information, please refer to the announcements dated 7 July 2024, 29 July 2024 and 1 November 2024.

### Current assets

As at 30 September 2024, property held-for-sale was recorded as Nil. This was mainly due to the transfer to investment property under non-current assets due to the change in the Group's intention for Lincoln Square. For further information, please refer to the announcements dated 7 July 2024, 29 July 2024 and 1 November 2024

Investment in financial asset increased by 100% from Nil as at 31 March 2024 to \$0.89 million as at 30 September 2024 due to subscription of the preference shares in 1E as disclosed above and as previously announced on 5 June 2024.

## F. INFORMATION REQUIRED UNDER APPENDIX 7C OF THE CATALIST RULES (CONT'D)

Prepayments, trade and other receivables decreased by 2% from \$5.33 million as at 31 March 2024 to \$5.22 million as at 30 September 2024 mainly due to increase in trade receivable as a result from higher sales orders and presence of dividend receivable relating to the subscription of the preference shares in 1E offset against decrease in prepayment due to payment of the land tax in Melbourne.

Cash and cash equivalents decreased by 24% from \$5.19 million as at 31 March 2024 to \$4.19 million as at 30 September 2024 due to working capital purpose and subscription of the preference shares in 1E as disclosed above and as previously announced on 5 June 2024.

### Non-Current liabilities

Loans and borrowings increase by 80% from \$5,000 as at 31 March 2024 to \$24,000 as at 30 September 2024 mainly due to a new lease liability for the purchase of new motor vehicle in HYFY2025.

### Current liabilities

Trade and other payables decreased by 14% from \$4.43 million as at 31 March 2024 to \$3.90 million as at 30 September 2024 mainly due to absence of progress claim payable for the acquisition of 60-year sub-lease in six shophouse units in Brunei and decrease in land tax payable in Melbourne offset against increase in professional fee payable.

Loans and borrowings increased by 37% from \$0.93 million as at 31 March 2024 to \$1.47 million as at 30 September 2024. This was mainly due to increase in the usage of the foreign currency loan against import and present of revolving credit facility as at 30 September 2024.

### Equity

Total equity decreased from \$58.49 million as at 31 March 2024 to \$57.96 million as at 30 September 2024 mainly due to the loss incurred for HYFY2025.

### Condensed Interim Consolidated Statement of Cash Flows

*Review of the Group's cash flow statement for HYFY2025 as compared to HYFY2024*

The Group's net cash used in operating activities for HYFY2025 was \$0.71 million as compared to \$1.83 million for HYFY2024. Net cash used in operating activities in HYFY2025 was mainly for working capital.

Net cash used in investing activities for HYFY2025 was \$0.89 million mainly due to subscription of preference shares in 1E as disclosed above and as previously announced on 5 June 2024 as compared to net cash generated of \$2.67 million in HYFY2024 arising from the completion of the sale of the property located at 39 Kaki Bukit Industrial Terrace on 22 June 2023.

Net cash generated from financing activities for HYFY2025 was \$0.69 million as compared to net cash used in financing activities of \$1.90 million in HYFY2024. Net cash generated for HYFY2025 was due to increase in the usage of the foreign currency loan against import and present of revolving credit facility. Net cash used for HYFY2024 was mainly due to repayment of term loan for 39 Kaki Bukit on June 2023.

As a result of the above, the Group's cash and cash equivalents stood at \$4.19 million as at 30 September 2024.

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

Not applicable.

## F. INFORMATION REQUIRED UNDER APPENDIX 7C OF THE CATALIST RULES (CONT'D)

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

For the Door business, export sales for doors remains the Group's main focus. As mentioned above, the Group recorded lower revenue for HYFY2025. This decrease was attributed to a decrease in average selling price per door brought about by the continued macro-economic headwinds, geopolitical events and tension, inflation and interest rate, which will continue to pose challenges to our main customers located in the United Kingdom. On top of that, strong competition from other competitors in the door industry globally continues to add pressure to the Group's products and may cause a drag on the demand for our products. In order to mitigate such effect, the Group will continue to remain vigilant on costs and productivity to help bring down the cost of production and continue to be on the lookout to on-board new customers. As for Singapore market, the Group continues to face an onslaught of pricing pressure and competition, but we remain steadfast and will continue to participate in quotations and enter the Singapore door market in a conservative and careful approach.

For the Property business, as disclosed on 7 July 2024, the Group has entered into a non-binding memorandum of understanding with Fathom Lincoln Pty Ltd ("**Fathom Lincoln**"), pursuant to which the Group will enter into definitive agreements with Fathom Lincoln to obtain certain planning permits for the unencumbered Lincoln Square property to be developed into a Purpose-Built Student Accommodation ("**PBSA**"). As announced on 29 July 2024 and 1 November 2024, the Group and Fathom Lincoln will still require more time to work out and finalise the legal documentation and structure and any further updates will be provided as and when there are material developments.

As for the land located at Jalan RA. Kartini No. 18 in Jakarta, Indonesia, the Group will continue to work with appointed realtor and minority joint venture partners for any possible plans for the land as the outlook of the property market in Indonesia continues to be challenging and uncertain. The Company will make the necessary announcements should there be material developments with regards to possible divestment of the land.

As announced on 27 November 2023, the Company's wholly-owned subsidiary, Ambertree Pte. Ltd., entered into a sale and purchase agreement to acquire a 60-year sub-lease in six units of double storey shophouse in Brunei for a total consideration of B\$1.92 million (S\$1.92 million). The acquisition is intended to generate recurring rental income, avoid foreign currency fluctuations given the parity of the Singapore Dollar to the Bruneian Dollar, and be complimentary to the Group's regional global property development and investment portfolio. According to the non-binding expression of interest letter received from MediCorp Sdn Bhd, the properties would be leased for a period of 5 years at a rental of B\$18,000 (S\$18,000) per month, translating into a rental yield of 11.25% (before deduction of any expenses), given the properties will be fully paid for. As announced on 26 August 2024, construction of the Brunei shophouses is in progress and expected to be completed in the first quarter of 2025.

For the secured property financing business, the Company will continue to build this segment and look for feasible and attractive opportunities in order to generate additional revenue streams for the Group.

As announced on 19 August 2024, the Company's wholly-owned subsidiary, HS Optimus Resources Sdn. Bhd. ("**HSOR**"), had instructed its solicitors, Drew & Napier LLC, to file a Notice of Arbitration (the "**NOA**") with the Singapore International Arbitration Centre to commence arbitration proceedings against the BJTJ Industrial Co., Limited ("**Purchaser**") in respect of the disputes arising out of and/or in connection with the capital assignment agreement entered into between HSOR and the Purchaser. The Company will make the necessary announcements should there be material developments with regards to the NOA.

**F. INFORMATION REQUIRED UNDER APPENDIX 7C OF THE CATALIST RULES (CONT'D)**

**11. If a decision regarding dividend has been made:**

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

None.

**(b)(i) Amount per share**

Not applicable

**(b)(ii) Previous corresponding period**

Not applicable.

**(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).**

Not applicable.

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

Not applicable.

**(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.**

Not applicable.

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

No dividend has been declared or recommended for the financial period as the Group was not in financial position to declare dividends.

**13. 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 mandate has been obtained, a statement to that effect.**

The Group has not obtained a general mandate for interested person transactions.

**14. Negative confirmation pursuant to Rule 705(5).**

Two Directors of the Company have signed a confirmation on behalf of the Board of Directors of the Company that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the unaudited half year financial results of the Company and the Group for the six months ended 30 September 2024 to be false or misleading in any material aspect.

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

The Company confirms that it has procured undertakings from all its Directors and executive officers (in the format set out in Appendix 7H) in accordance with Rule 720(1) of the Catalist Rules.

**On behalf of the Board**

Chia Fook Sam

Executive Director and Chief Operating Officer

14 November 2024