

Unaudited Condensed Interim Financial Statements  
For the Six Months and Full Year Ended 31 May 2024

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

This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made, or reports contained in this announcement.

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## SLB DEVELOPMENT LTD. AND ITS SUBSIDIARIES

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**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES  
CONDENSED INTERIM FINANCIAL STATEMENTS  
FOR THE SIX MONTHS AND FULL YEAR ENDED 31 MAY 2024**

**A. Condensed Interim Consolidated Statements of Comprehensive Income**

	Note	Group Six months ended			Group Full year ended		
		31.05.2024 \$'000	31.05.2023 \$'000	Increase / (Decrease) %	31.05.2024 \$'000	31.05.2023 \$'000	Increase / (Decrease) %
<b>Revenue</b>	4	449	9,456	(95.3)	805	47,688	(98.3)
Cost of sales		(411)	(6,364)	(93.5)	(411)	(34,682)	(98.8)
<b>Gross profit</b>		38	3,092	(98.8)	394	13,006	(97.0)
Other operating income		4,957	5,084	(2.5)	10,171	9,645	5.5
Sales and marketing expenses		-	(541)	n.m.	-	(2,701)	n.m.
Administrative expenses		(1,796)	(1,766)	1.7	(3,690)	(4,294)	(14.1)
Other operating expenses		(1,003)	(1,975)	(49.2)	(1,966)	(4,800)	(59.0)
Finance costs		(2,993)	(5,574)	(46.3)	(7,936)	(9,261)	(14.3)
Share of results of joint ventures and associates		(1,855)	129	n.m.	(4,147)	9,327	n.m.
Impairment loss on development property		(14,727)	-	n.m.	(14,727)	-	n.m.
<b>(Loss)/profit before taxation</b>	7	(17,379)	(1,551)	1,020.5	(21,901)	10,922	n.m.
Taxation	8	(161)	(689)	(76.6)	(202)	(2,553)	(92.1)
<b>(Loss)/profit for the period/year, net of taxation</b>		(17,540)	(2,240)	683.0	(22,103)	8,369	n.m.
<b>Other comprehensive income:</b>							
<i>Items that may be reclassified subsequently to profit or loss:</i>							
Foreign currency translation loss		(18)	(1,071)	(98.3)	(153)	(2,058)	(92.6)
Fair value gain on financial assets at fair value through other comprehensive income, net		1,797	4,320	(58.4)	2,231	4,236	(47.3)
<b>Other comprehensive income for the period/year, net of taxation</b>		1,779	3,249	(45.2)	2,078	2,178	(4.6)
<b>Total comprehensive income for the period/year</b>		(15,761)	1,009	n.m.	(20,025)	10,547	n.m.
<b>Profit/(loss) attributable to:</b>							
Owners of the Company		(17,650)	(2,996)	489.1	(22,167)	5,104	n.m.
Non-controlling interests		110	756	(85.4)	64	3,265	(98.0)
		(17,540)	(2,240)	683.0	(22,103)	8,369	n.m.
<b>Total comprehensive income attributable to:</b>							
Owners of the Company		(15,871)	253	n.m.	(20,089)	7,282	n.m.
Non-controlling interests		110	756	(85.4)	64	3,265	(98.0)
		(15,761)	1,009	n.m.	(20,025)	10,547	n.m.
<b>Earnings per share (Cents)</b>							
Basic and diluted	10	(1.93)	(0.33)	484.8	(2.43)	0.56	n.m.

n.m. means not meaningful

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

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**B. Condensed Interim Statements of Financial Position**

	Note	Group		Company	
		31.05.2024	31.05.2023	31.05.2024	31.05.2023
		\$'000	\$'000	\$'000	\$'000
<b>Non-current assets</b>					
Property, plant and equipment	5	838	90	801	37
Investment in subsidiaries		–	–	9,836	9,836
Investment in joint ventures and associates		30,195	32,148	2,129	2,129
Other investments	13	25,432	23,454	–	–
		<u>56,465</u>	<u>55,692</u>	<u>12,766</u>	<u>12,002</u>
<b>Current assets</b>					
Development properties		175,108	184,638	–	–
Other investments	13	–	6,040	–	–
Trade receivables		476	15,756	–	–
Other receivables and deposits		440	1,084	137	40
Prepayments		111	43	40	12
Amounts due from a related party		17	–	17	–
Amounts due from joint ventures and associates		97,408	194,355	55,265	95,705
Amounts due from subsidiaries		–	–	118,817	175,261
Amounts due from non-controlling interests		704	262	–	–
Cash and cash balances		44,432	21,001	32,429	4,470
		<u>318,696</u>	<u>423,179</u>	<u>206,705</u>	<u>275,488</u>
<b>Current liabilities</b>					
Trade and other payables		2,137	2,031	–	–
Accruals and provision		3,241	5,651	526	924
Amounts due to related companies		258	274	8	24
Amounts due to joint ventures and associates		10,163	1,418	9,050	950
Amounts due to subsidiaries		–	–	4,146	4,188
Amounts due to immediate holding company		29,159	412	29,159	412
Amounts due to non-controlling interests		16	2,143	–	–
Loans and borrowings	6	16,143	172,190	–	74,413
Provision for taxation		2,853	609	319	356
		<u>63,970</u>	<u>184,728</u>	<u>43,208</u>	<u>81,267</u>
<b>Net current assets</b>		<u>254,726</u>	<u>238,451</u>	<u>163,497</u>	<u>194,221</u>
<b>Non-current liabilities</b>					
Investment in associates		9,784	7,466	–	–
Amounts due to immediate holding company		–	33,783	–	33,783
Loans and borrowings	6	115,409	36,778	–	–
Deferred tax liabilities		112	2,564	–	–
		<u>125,305</u>	<u>80,591</u>	<u>–</u>	<u>33,783</u>
<b>Net assets</b>		<u>185,886</u>	<u>213,552</u>	<u>176,263</u>	<u>172,440</u>
<b>Equity attributable to owners of the Company</b>					
Share capital	14	146,216	146,216	146,216	146,216
Merger reserve		(30,288)	(30,288)	–	–
Foreign currency translation reserve		(2,118)	(1,965)	–	–
Fair value reserve		5,899	3,931	–	–
Retained earnings		65,188	88,005	30,047	26,224
		<u>184,897</u>	<u>205,899</u>	<u>176,263</u>	<u>172,440</u>
<b>Non-controlling interests</b>		989	7,653	–	–
<b>Total equity</b>		<u>185,886</u>	<u>213,552</u>	<u>176,263</u>	<u>172,440</u>

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

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES**  
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**C. Condensed Interim Statements of Changes in Equity**

Group	← Attributable to owners of the Company →						Non-controlling interests \$'000	Total equity \$'000
	Share capital \$'000	Merger reserve \$'000	Foreign currency translation reserve \$'000	Fair value reserve \$'000	Retained earnings \$'000	Total reserves \$'000		
<b>Balance at 1 June 2023</b>	146,216	(30,288)	(1,965)	3,931	88,005	59,683	7,653	213,552
Loss for the year	–	–	–	–	(22,167)	(22,167)	64	(22,103)
<u>Other comprehensive income</u>								
Foreign currency translation loss	–	–	(153)	–	–	(153)	–	(153)
Transfer of fair value reserves of equity instruments at fair value through other comprehensive income	–	–	–	(263)	263	–	–	–
Fair value gain on debt instruments at fair value through other comprehensive income	–	–	–	57	–	57	–	57
Fair value gain on equity instruments at fair value through other comprehensive income	–	–	–	2,174	–	2,174	–	2,174
Other comprehensive income for the year, net of tax	–	–	(153)	1,968	263	2,078	–	2,078
<b>Total comprehensive income for the year</b>	–	–	(153)	1,968	(21,904)	(20,089)	64	(20,025)
<u>Contribution by and distribution to owners</u>								
Dividends to owners of the Company (Note 9)	–	–	–	–	(913)	(913)	–	(913)
Dividends to non-controlling interests	–	–	–	–	–	–	(6,728)	(6,728)
<b>Total transactions with owners in their capacity as owners</b>	–	–	–	–	(913)	(913)	(6,728)	(7,641)
<b>Balance at 31 May 2024</b>	146,216	(30,288)	(2,118)	5,899	65,188	38,681	989	185,886

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

Group	← Attributable to owners of the Company →						Non-controlling interests \$'000	Total equity \$'000
	Share capital \$'000	Merger reserve \$'000	Foreign currency translation reserve \$'000	Fair value reserve \$'000	Retained earnings \$'000	Total reserves \$'000		
<b>Balance at 1 June 2022</b>	146,216	(30,288)	(226)	2,905	81,836	54,227	4,388	204,831
Profit for the year	–	–	–	–	5,104	5,104	3,265	8,369
<u>Other comprehensive income</u>								
Foreign currency translation loss	–	–	(2,058)	–	–	(2,058)	–	(2,058)
Transfer of foreign currency translation reserves of equity instruments at fair value through other comprehensive income	–	–	319	–	(319)	–	–	–
Transfer of fair value reserves of equity instruments at fair value through other comprehensive income	–	–	–	(3,210)	3,210	–	–	–
Fair value loss on debt instruments at fair value through other comprehensive income	–	–	–	(60)	–	(60)	–	(60)
Fair value gain on equity instruments at fair value through other comprehensive income	–	–	–	4,296	–	4,296	–	4,296
Other comprehensive income for the year, net of tax	–	–	(1,739)	1,026	2,891	2,178	–	2,178
<b>Total comprehensive income for the year</b>	–	–	(1,739)	1,026	7,995	7,282	3,265	10,547
<u>Contribution by and distribution to owners</u>								
Dividends to owners of the Company (Note 9)	–	–	–	–	(1,826)	(1,826)	–	(1,826)
<b>Total transactions with owners in their capacity as owners</b>	–	–	–	–	(1,826)	(1,826)	–	(1,826)
<b>Balance at 31 May 2023</b>	146,216	(30,288)	(1,965)	3,931	88,005	59,683	7,653	213,552

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

<b>Company</b>	<b>Share capital \$'000</b>	<b>Retained earnings \$'000</b>	<b>Total equity \$'000</b>
<b>Balance at 1 June 2023</b>	146,216	26,224	172,440
Profit for the year	–	4,736	4,736
<b>Total comprehensive income for the year</b>	–	4,736	4,736
<u>Contribution by and distribution to owners</u>			
Dividends to owners of the Company (Note 9)	–	(913)	(913)
<b>Total transactions with owners in their capacity as owners</b>	–	(913)	(913)
<b>Balance at 31 May 2024</b>	<u>146,216</u>	<u>30,047</u>	<u>176,263</u>
<b>Balance at 1 June 2022</b>	146,216	32,238	178,454
Loss for the year	–	(4,188)	(4,188)
<b>Total comprehensive income for the year</b>	–	(4,188)	(4,188)
<u>Contribution by and distribution to owners</u>			
Dividends to owners of the Company (Note 9)	–	(1,826)	(1,826)
<b>Total transactions with owners in their capacity as owners</b>	–	(1,826)	(1,826)
<b>Balance at 31 May 2023</b>	<u>146,216</u>	<u>26,224</u>	<u>172,440</u>

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**D. Condensed Interim Consolidated Cash Flow Statement**

	<b>Group</b>	
	<b>Full year ended</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000
<b>Cash flows from operating activities</b>		
(Loss)/profit before taxation	(21,901)	10,922
<u>Adjustments for:</u>		
Amortisation of capitalised contract costs	–	2,662
Depreciation of property, plant and equipment	178	151
Gain on disposal of property, plant and equipment	(320)	–
Fair value loss on financial assets at fair value through profit or loss	101	–
Foreign exchange loss	422	508
Interest income	(3,156)	(3,771)
Interest expense	7,936	9,261
Impairment loss on development property	14,727	–
Share of results of joint ventures and associates	4,147	(9,327)
<b>Operating cash flows before changes in working capital</b>	<b>2,134</b>	<b>10,406</b>
<u>Changes in working capital:</u>		
Development properties	(5,197)	(59,636)
Trade receivables	15,549	(14,367)
Contract assets	–	47,809
Other receivables and deposits	644	(259)
Prepayments	(68)	1,346
Trade payables, other payables and accruals	(2,081)	(3,295)
Balances with related companies	(33)	24
	<u>8,814</u>	<u>(28,378)</u>
<b>Cash flows from/(used in) operations</b>	<b>10,948</b>	<b>(17,972)</b>
Income tax paid	(410)	(3,467)
<b>Net cash flows from/(used in) operating activities</b>	<b>10,538</b>	<b>(21,439)</b>
<b>Cash flows from investing activities</b>		
Interest received	646	45
Purchase of property, plant and equipment	(926)	(15)
Loan to a joint venture	(374)	(247)
Repayment of loans from/(loan to) associates	99,813	(34,203)
Investment in a joint venture and associate	–	(300)
Proceeds from disposal of property, plant and equipment	320	–
Proceeds from redemption of debt instruments	6,000	–
Proceeds from capital distribution from equity instruments	1,329	–
Proceeds from disposal of investment in equity instruments	–	5,366
Purchase of other investments	(1,470)	(6,558)
Increase in fixed deposits	–	(500)
<b>Net cash flows from/(used in) investing activities</b>	<b>105,338</b>	<b>(36,412)</b>

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

	<b>Group</b>	
	<b>Full year ended</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000
<b>Cash flows from financing activities</b>		
Interest paid	(8,194)	(8,208)
Proceeds from bank loans	2,000	95,328
Repayment of bank loans	(79,781)	(19,285)
Repayment of lease liabilities	(23)	(58)
Advances from associates	8,745	-
Loan to non-controlling interest	(442)	-
Repayment of amounts due to non-controlling interests	(2,127)	(13,668)
Repayment of loan to immediate holding company	(5,000)	-
Dividends paid to owners of the Company	(913)	(1,826)
Dividends paid to non-controlling interests of subsidiaries	(6,728)	-
<b>Net cash flows (used in)/from financing activities</b>	<b>(92,463)</b>	<b>52,283</b>
Net increase / (decrease) in cash and cash equivalents	23,413	(5,568)
Cash and cash equivalents at beginning of the year	20,501	26,058
Effect of exchange rate changes on cash and cash equivalents	18	11
<b>Cash and cash equivalents at end of the year</b>	<b>43,932</b>	<b>20,501</b>

For the purpose of the consolidated cash flow statement, cash and cash equivalents at end of year comprised:

	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000
Cash and bank balances	14,931	20,501
Fixed deposits	29,501	500
	44,432	21,001
Less: Fixed deposits, pledged	(500)	(500)
<b>Cash and cash equivalents at end of the year</b>	<b>43,932</b>	<b>20,501</b>

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**E. Notes to the Condensed Interim Financial Statements**

**1. Corporate information**

SLB Development Ltd. (the “**Company**”) was incorporated on 17 October 2017 under the Singapore Companies Act and domiciled in Singapore. On 23 March 2018, the Company was converted into a public company limited by shares and changed its name from SLB Development Pte. Ltd. to SLB Development Ltd.. The Company was listed on the Catalist Board of Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) on 20 April 2018.

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

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

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

**2. Basis of preparation**

The condensed interim financial statements for the six months and full year ended 31 May 2024 have been prepared in accordance with Singapore Financial Reporting Standards (International) (“**SFRS(I)**”) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the financial year ended 31 May 2023.

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

The condensed interim financial statements are presented in Singapore Dollars (“**SGD**” or “**\$**”), and all values are rounded to the nearest thousand (“**\$’000**”), except when otherwise indicated.

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

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

**2.2 Use of judgements and estimates**

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

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

**2.2 Use of judgements and estimates (cont'd)**

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 May 2023.

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

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

Sale of development properties

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

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

Provision for expected credit losses of trade receivables and contract assets

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

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

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

The carrying amount of trade receivables as at 31 May 2024 is \$476,000 (31 May 2023: \$15,756,000).

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

**2.2 Use of judgements and estimates (cont'd)**

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

Revenue recognition on development properties under construction

For the sale of development properties where the Group satisfies its performance obligations over time, management has determined that a cost-based input method provides a faithful depiction of the Group's performance in transferring control of the development properties to the customers, as it reflects the Group's efforts incurred to date relative to the total inputs expected to be incurred for the development properties. The measure of progress is based on the costs incurred to date as a proportion of total costs expected to be incurred up to the completion of the development properties.

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

Estimation of net realisable value of development properties

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

Net realisable value of development properties is the estimated selling price in the ordinary course of the business, based on market prices at the end of the reporting period and discounted for the time value of money if material, less the estimated costs of completion and the estimated costs necessary to make the sale. The carrying amount of development properties as at 31 May 2024 is \$175,108,000 (31 May 2023: \$184,638,000).

**3. Seasonal operations**

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

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

**4. Segment and revenue information**

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

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

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

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

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES**  
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**E. Notes to the Condensed Interim Financial Statements (cont'd)**

**4. Segment and revenue information (cont'd)**

4.1 Reportable segments

	Property development		Funds management and investment		Corporate		Adjustments and eliminations		Notes	Total	
	Full year ended		Full year ended		Full year ended		Full year ended			Full year ended	
	31.05.2024	31.05.2023	31.05.2024	31.05.2023	31.05.2024	31.05.2023	31.05.2024	31.05.2023		31.05.2024	31.05.2023
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		\$'000	\$'000
<b>Revenue:</b>	205	46,530	600	1,158	-	-	-	-		805	47,688
<b>Results:</b>											
Interest income	507	1,684	55	4	2,866	3,921	(272)	(1,838)	A	3,156	3,771
Interest expenses	(5,658)	(7,478)	(23)	(65)	(2,527)	(3,556)	272	1,838	A	(7,936)	(9,261)
Depreciation of property, plant and equipment	(34)	(28)	-	-	(144)	(123)	-	-		(178)	(151)
Share of results of joint ventures and associates	(3,859)	9,152	(288)	175	-	-	-	-		(4,147)	9,327
Segment (loss)/profit before tax	(19,702)	15,679	184	1,197	(2,383)	(5,954)	-	-	B	(21,901)	10,922
Fair value gain on financial assets at fair value through other comprehensive income, net	-	-	2,231	4,236	-	-	-	-		2,231	4,236
Fair value loss on financial assets at fair value through profit or loss	-	-	(101)	-	-	-	-	-		(101)	-
<b>Other non-cash expenses/(income):</b>											
Amortisation of capitalised contract costs	-	2,662	-	-	-	-	-	-		-	2,662
Impairment loss on development property	14,727	-	-	-	-	-	-	-		14,727	-
Reversal of provisions	-	(63)	-	-	-	-	-	-		-	(63)
	<b>As at</b>	<b>As at</b>	<b>As at</b>	<b>As at</b>	<b>As at</b>	<b>As at</b>	<b>As at</b>	<b>As at</b>		<b>As at</b>	<b>As at</b>
	31.05.2024	31.05.2023	31.05.2024	31.05.2023	31.05.2024	31.05.2023	31.05.2024	31.05.2023		31.05.2024	31.05.2023
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		\$'000	\$'000
<b>Assets:</b>											
Investment in joint ventures and associates	29,676	32,153	519	(5)	-	-	-	-		30,195	32,148
Additions to property, plant and equipment	18	45	-	-	908	-	-	-		926	45
Segment assets	252,929	367,701	37,688	38,583	208,015	273,763	(123,471)	(201,176)	C	375,161	478,871
Segment liabilities	(242,409)	(320,401)	(27,128)	(31,044)	(43,209)	(115,050)	123,471	201,176	C	(189,275)	(265,319)

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

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

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

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

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

**4. Segment and revenue information (cont'd)**

4.2 Disaggregation of Revenue

	Property development		Funds management and investment		Corporate		Total	
	Full year ended		Full year ended		Full year ended		Full year ended	
	31.05.2024	31.05.2023	31.05.2024	31.05.2023	31.05.2024	31.05.2023	31.05.2024	31.05.2023
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<u>Types of goods or service</u>								
Revenue from contracts with customers:								
Sale of development properties	-	46,530	-	-	-	-	-	46,530
Development management fee	205	-	-	-	-	-	205	-
Distribution income from investment securities	-	-	600	1,158	-	-	600	1,158
	205	46,530	600	1,158	-	-	805	47,688

Revenue from sale of development properties and fee from development management services are earned in Singapore and are recognised over time.

4.3 Geographical information

	Property development		Funds management and investment		Corporate		Total	
	Full year ended		Full year ended		Full year ended		Full year ended	
	31.05.2024	31.05.2023	31.05.2024	31.05.2023	31.05.2024	31.05.2023	31.05.2024	31.05.2023
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<u>Revenue</u>								
Singapore	205	46,530	128	388	-	-	333	46,918
Australia	-	-	472	770	-	-	472	770
	205	46,530	600	1,158	-	-	805	47,688

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES  
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**E. Notes to the Condensed Interim Financial Statements (cont'd)**

4.3 Geographical information (cont'd)

	<b>Non-current assets</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000
Singapore	30,722	31,744
Australia	457	457
United Kingdom	62	37
	31,241	32,238
	31,241	32,238

Non-current assets information presented above consists of plant and equipment and investment in joint ventures and associates as presented in the consolidated statement of financial position.

**5. Property, plant and equipment**

During the financial year ended 31 May 2024, the Group acquired property, plant and equipment amounting to \$926,000 (31 May 2023: \$15,000). The Group has disposed property, plant and equipment for sale proceed of \$320,000 (31 May 2023: Nil).

**6. Loans and borrowings**

	<b>Group</b>		<b>Company</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Lease liabilities	6	24	-	18
Current portion of long-term bank loans, secured	16,137	172,166	-	74,395
	16,143	172,190	-	74,413
<u>Non-current</u>				
Lease liabilities	18	24	-	-
Long-term bank loans, secured	115,391	36,754	-	-
	115,409	36,778	-	-
<b>Total loans and borrowings</b>	131,552	208,968	-	74,413

Details of any collaterals:

- (a) As at 31 May 2024, the Group's bank loans of \$131,528,000 (31 May 2023: \$134,525,000) are secured by corporate guarantee provided by the Company in the ratio of the shareholdings held in the subsidiaries and the assignment of rights, titles and benefits with respect to the development properties and other investments.
- (b) As at 31 May 2023, the Group's and Company's bank loan of \$74,395,000 were secured by the legal assignment of rights, titles and benefits with respect to the development properties of associates. There are none as at 31 May 2024.

Corporate guarantees:

As at 31 May 2024, the Company provided corporate guarantees for loans granted to the Group's associates and joint ventures of \$111,148,000 (2023: \$75,412,000).



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

**7. Profit before taxation**

Profit before tax includes the following:

	<b>Group Full year ended</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000
<b><i>Other income / (expenses):</i></b>		
Interest income	3,156	3,771
Rental income	5,951	5,725
Foreign exchange gain/(loss)	587	(3,129)
Gain on disposal of property, plant and equipment	320	-
Depreciation of property, plant and equipment	(178)	(151)
Fair value loss on financial assets at fair value through profit or loss	(101)	-
Amortisation of capitalised contract costs	-	(2,662)
Impairment loss on development property	(14,727)	-
Interest expenses	(7,936)	(9,261)
	<u>(7,936)</u>	<u>(9,261)</u>

**8. Taxation**

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

	<b>Group Full year ended</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000
Current taxation		
- Current income taxation	2,711	1,283
- (Over)/under provision in respect of previous years	(57)	192
Deferred taxation		
- Origination and reversal of temporary differences	(2,452)	1,078
Income tax expense recognised in profit or loss	<u>202</u>	<u>2,553</u>

**9. Dividends**

	<b>Group and Company Full year ended</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000
<b><i>Ordinary dividends paid:</i></b>		
- Exempt dividend for 2023 of 0.1 Cents (2022: 0.2 Cents) per share)	<u>913</u>	<u>1,826</u>
Proposed but not recognised as a liability as at 31 May		
- Exempt dividend for 2023 of 0.1 Cents per share	<u>-</u>	<u>913</u>

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES  
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**E. Notes to the Condensed Interim Financial Statements (cont'd)**

**10. Earnings per share ("EPS")**

	<b>Group Full year ended</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>
Earnings per ordinary share for the year:		
(i) Based on weighted average number of ordinary shares in issue (cents)	(2.43)	0.56
(ii) On a fully diluted basis (cents)	(2.43)	0.56
	\$'000	\$'000
Group's net (loss)/profit for the year attributable to owners of the Company used in the computation of basic and diluted EPS	(22,167)	5,104
	'000	'000
Weighted average number of ordinary shares excluding treasury shares for computing basic and diluted EPS	913,000	913,000

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

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

**11. Net asset value per share**

	<b>Group</b>		<b>Company</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>	<b>31.05.2024</b>	<b>31.05.2023</b>
Net asset value per ordinary share (cents)	20.25	22.55	19.31	18.89

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

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES  
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**E. Notes to the Condensed Interim Financial Statements (cont'd)**

**12. Related party transactions**

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

	<b>Group</b>	
	<b>Full year ended</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000
Construction services rendered by a related company to:		
- An associate	(5,771)	(65,416)
- A subsidiary	(2,456)	-
Development management fee income from		
- A related company	205	-
Commercial lease of office space from		
- A related company	(114)	(113)
Industrial lease of space to		
- A related company	-	19
Interest income from		
- Associates	2,591	3,716
Interest expense to		
- Immediate holding company	<u>(1,629)</u>	<u>(1,308)</u>

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

Corporate guarantees provided

The immediate holding company provided corporate guarantees for loans granted to the Group of \$3,700,000 (31 May 2023: \$99,291,000).

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES  
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**E. Notes to the Condensed Interim Financial Statements (cont'd)**

**13. Fair value of assets and liabilities**

	<b>Group</b>		<b>Company</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000	\$'000	\$'000
<b><i>Financial assets carried at amortised cost</i></b>				
Trade receivables	350	14,734	-	-
Other receivables and deposits	334	550	137	40
Amounts due from a related party	17	-	17	-
Amounts due from joint ventures and associates	97,408	194,355	55,265	95,705
Amounts due from subsidiaries	-	-	118,817	175,261
Amounts due from non-controlling interests	704	262	-	-
Cash and bank balances	44,432	21,001	32,429	4,470
	<u>143,245</u>	<u>230,902</u>	<u>206,665</u>	<u>275,476</u>
<b><i>Financial assets carried at fair value through other comprehensive income</i></b>				
Other investments	25,016	29,494	-	-
<b><i>Financial assets carried at fair value through profit or loss</i></b>				
Other investments	416	-	-	-
<b><i>Financial liabilities measured at amortised cost</i></b>				
Trade and other payables	2,137	2,031	-	-
Accruals and provision	3,061	5,438	526	924
Amounts due to related companies	258	274	8	24
Amounts due to joint ventures and associates	10,163	1,418	9,050	950
Amounts due to subsidiaries	-	-	4,146	4,188
Amounts due to immediate holding company	29,159	34,195	29,159	34,195
Amounts due to non-controlling interests	16	2,143	-	-
Loans and borrowings	131,552	208,968	-	74,413
	<u>176,346</u>	<u>254,467</u>	<u>42,889</u>	<u>114,694</u>

**SLB DEVELOPMENT LTD AND ITS SUBSIDIARIES  
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**E. Notes to the Condensed Interim Financial Statements (cont'd)**

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

Financial assets carried at fair value comprise the following:

	<b>Group</b>	
	<b>31.05.2024</b>	<b>31.05.2023</b>
	\$'000	\$'000
<b>Financial assets carried at fair value through other comprehensive income</b>		
Unquoted equity instruments (AUD)	7,466	6,124
Unquoted equity instruments (GBP)	3,439	3,242
Unquoted equity instruments (USD)	14,012	14,012
Quoted equity securities (SGD)	99	76
Quoted debt investments (SGD)	–	6,040
	25,016	29,494
<b>Financial assets carried at fair value through profit or loss</b>		
Unquoted debt securities (SGD)	416	–
	25,432	29,494

(a) ***Fair value measurement***

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation inputs used as follows:

- Level 1 – Quoted prices (unadjusted) in active market for identical assets or liabilities that the Group can access at the measurement date,
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly, and
- Level 3 – Unobservable inputs for the asset or liability.

Fair value measurements that use inputs of different hierarchy levels are categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

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

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

**(b) Assets and liabilities measured at fair value**

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

	Fair value measurements at the end of the reporting period using			Total \$'000
	Quoted prices in active markets for identical instruments (Level 1) \$'000	Significant observable inputs other than quoted prices (Level 2) \$'000	Significant unobservable inputs (Level 3) \$'000	
<b><u>31.05.2024</u></b>				
<b><i>Financial asset measured at fair value:</i></b>				
Other investments	99	–	25,333	25,432
<b><u>31.05.2023</u></b>				
<b><i>Financial asset measured at fair value:</i></b>				
Other investments	6,116	–	23,378	29,494

**(c) Level 3 fair value measurements**

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

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

Description	Valuation techniques	Unobservable inputs	Range
<b>As at 31.05.2024:</b>			
Other investments	Net asset valuation	Note 1	Not applicable
<b>As at 31.05.2023</b>			
Other investments	Net asset valuation	Note 1	Not applicable

**Note 1 – Other investments**

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

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

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

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

	<b>Group</b>	
	<b>31.5.2024</b>	<b>31.5.2023</b>
	\$'000	\$'000
At beginning of year	23,378	18,390
Purchases	1,470	6,558
Disposal	(269)	(5,366)
Capital refund and redemption	(1,329)	-
Accrued interest	17	-
Foreign currency translation gain/(loss)	17	(502)
Fair value loss recognised in profit or loss	(101)	-
Fair value gain recognised in other comprehensive income, net	2,150	4,298
At end of year	<u>25,333</u>	<u>23,378</u>

There were no transfers between Level 1 and Level 2 fair value measurements during the financial year ended 31 May 2024, and no transfers into or out of Level 3 fair value measurements during the financial year ended 31 May 2024.

**14. Share capital**

	<b>Group and Company</b>			
	<b>31.05.2024</b>		<b>31.05.2023</b>	
	<b>Number of ordinary shares</b>	<b>Share capital \$'000</b>	<b>Number of ordinary shares</b>	<b>Share capital \$'000</b>
Issued and paid up:				
At beginning and end of year	913,000,000	146,216	913,000,000	146,216

The Company did not hold any treasury shares and subsidiary holdings as at 31 May 2024 and 31 May 2023.

There are no outstanding convertibles, treasury shares or subsidiary holdings held by the Company as at 31 May 2024 and 31 May 2023.

**SLB Development Ltd. and its Subsidiaries**  
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**F. Other information required by the Appendix 7C of the Catalyst Rules**

**1. Review**

The condensed interim consolidated statement of financial position of SLB Development Ltd (the “**Company**”) and its subsidiaries (collectively the “**Group**”) as at 31 May 2024 and the related condensed interim consolidated statement of comprehensive income, condensed interim statement of changes in equity and condensed interim consolidated cash flows statements for the financial year then ended and certain explanatory notes have not been audited or reviewed by our auditors.

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

**A. Consolidated Statements of Comprehensive Income**

**2H2024 vs 2H2023**

The Group reported \$0.5 million in revenue for the six months ended 31 May 2024 (“**2H2024**”), a decrease of \$9.0 million or 95.3% compared to \$9.5 million registered in the corresponding period ended 31 May 2023 (“**2H2023**”). The decrease in revenue was mainly due to absence of revenue from property development projects after INSPACE had obtained Temporary Occupation Permit (“**TOP**”) in January 2023 and its revenue were fully recognised in FY2023.

The Group's gross profit decreased by \$3.0 million or 98.8% from \$3.1 million in 2H2023 to \$0.1 million in 2H2024 mainly due to revenue from INSPACE being fully recognised in FY2023.

There is no sales and marketing expenses for 2H2024 (2H2023: \$0.5 million) as INSPACE had obtained TOP in January 2023 and expenses were fully recognised in FY2023.

Administrative expenses remained at approximately \$1.8 million for 2H2024 (2H2023: \$1.8 million).

Other operating expenses decreased by \$1.0 million or 49.2% from \$2.0 million in 2H2023 to \$1.0 million in 2H2024 mainly due to decrease in foreign exchange loss.

Finance costs decreased by \$2.6 million or 46.3% from \$5.6 million in 2H2023 to \$3.0 million in 2H2024 mainly due to decrease in interest expenses on bank loans as a result of bank loans repayments during FY2024.

Share of results of joint ventures and associates decreased from share of profits of \$0.1 million in 2H2023 to share of losses of \$1.9 million in 2H2024. The share of losses of joint ventures and associates in 2H2024 mainly due to pre-launch expenses, finance costs, sales and marketing expenses recognised from our new property development projects which have not started to recognise revenue as at 31 May 2024.

An impairment loss on development property of \$14.7 million was recognised in 2H2024 for 225 King Street, Melbourne, Australia.

The Group's tax expense decreased by \$0.5 million or 76.6% from \$0.7 million in 2H2023 to \$0.2 million in 2H2024. The decrease in income tax expense was mainly due to a decrease in profits recognised in 2H2024 from the development project.

As a result of the above, the Group registered a net loss attributable to owners of the Company of \$17.7 million in 2H2024, an increase of \$14.7 million or 489.1% from a net loss attributable to owners of the Company of \$3.0 million in 2H2023.



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

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

**A. Consolidated Statements of Comprehensive Income (cont'd)**

**FY2024 vs FY2023**

The Group reported \$0.8 million in revenue for the financial year ended 31 May 2024 ("FY2024"), a decrease of \$46.9 million or 98.3% compared to \$47.7 million registered in the corresponding year ended 31 May 2023 ("FY2023"). The decrease in revenue was mainly due to absence of revenue from property development projects after INSPACE had obtained Temporary Occupation Permit ("TOP") in January 2023 and its revenue were fully recognised in FY2023. The revenue recognised in FY2024 mainly comprised of distributions from fund investments and fees from provision of development management services.

The Group's gross profit decreased by \$12.6 million or 97.0% from \$13.0 million in FY2023 to \$0.4 million in FY2024 mainly due to absence of contributions from property development projects.

Other operating income increased by \$0.5 million or 5.5% from \$9.7 million in FY2023 to \$10.2 million in FY2024 mainly due to increases in rental income from our development property of \$0.2 million, foreign exchange gain of \$0.6 million and gain on disposal of plant and equipment of \$0.3 million; offset by a decrease in interest income of \$0.6 million.

There is no sales and marketing expenses for FY2024 (FY2023: \$2.7 million) as INSPACE had obtained TOP in January 2023 and expenses were fully recognised in FY2023.

Administrative expenses decreased by \$0.6 million or 14.1% from \$4.3 million in FY2023 to \$3.7 million in FY2024 mainly due to decreases in staff costs of \$0.3 million, professional fees of \$0.2 million and overseas traveling costs of \$0.1 million.

Other operating expenses decreased by \$2.8 million or 59.0% from \$4.8 million in FY2023 to \$2.0 million in FY2024 mainly due to decreases in foreign exchange loss of \$3.1 million.

Finance costs decreased by \$1.4 million or 14.3% from \$9.3 million in FY2023 to \$7.9 million in FY2024 mainly due to decrease in interest expenses as a results of bank loans repayments during FY2024.

Share of results of joint ventures and associates decreased from share of profits of \$9.3 million in FY2023 to share of losses of \$4.1 million in FY2024. The decrease in share of results mainly due to lower development profits recognised from our associates and joint venture projects in FY2024 as compared to FY2023 and also share of pre-launch expenses, finance costs, sales and marketing expenses recognised from our new property development projects which have not started to recognise revenue during FY2024.

An impairment loss on development property of \$14.7 million was recognised in FY2024 for 225 King Street, Melbourne, Australia.

The Group's tax expense decreased by \$2.4 million or 92.1% from \$2.6 million in FY2023 to \$0.2 million in FY2024. The decrease in income tax expense was mainly due to a decrease in profits recognised in FY2024 from the development projects.

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

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

**A. Consolidated Statements of Comprehensive Income (cont'd)**

**FY2024 vs FY2023 (cont'd)**

As a result of the above, the Group registered a net loss attributable to owners of the Company of \$22.2 million in FY2024, as compared to a net profit attributable to owners of the Company of \$5.1 million in FY2023.

**B. Statements of Financial Position**

**Non-current assets**

Plant and equipment increased by \$0.7 million from \$0.1 million as at 31 May 2023 to \$0.8 million as at 31 May 2024 mainly due to purchase of vehicles of \$0.9 million; offset with depreciation charge of \$0.2 million.

Investment in joint ventures and associates decreased by \$4.3 million or 17.3% from net assets of \$24.7 million as at 31 May 2023 (resulting from \$32.2 million as presented under non-current assets less \$7.5 million as presented under non-current liabilities) to net assets of \$20.4 million as at 31 May 2024 (resulting from \$30.2 million as presented under non-current assets less \$9.8 million as presented under non-current liabilities) mainly due to share of losses of joint ventures and associates of \$4.1 million in FY2024 and unrealised foreign exchange loss on foreign associates of \$0.2 million.

Other investments decreased by \$4.1 million or 13.8% from \$29.5 million as at 31 May 2023 to \$25.4 million as at 31 May 2024 mainly due to the Group's redemption of debts instruments of \$6.0 million and partial capital return of \$1.3 million from equity instruments; offset by additional investment in equity and debt instruments of \$1.5 million and fair value gain of \$1.9 million.

**Current assets**

Development properties decreased by \$9.5 million or 5.2% from \$184.6 million as at 31 May 2023 to \$175.1 million as at 31 May 2024 mainly due to an impairment loss of \$14.7 million recognised on 225 King Street, Melbourne, Australia; offset by development costs incurred during FY2024.

Trade receivables decreased by \$15.3 million or 97.0% from \$15.8 million as at 31 May 2023 to \$0.5 million as at 31 May 2024 mainly due to progress billings for INSPACE upon completion as at 31 May 2023 being fully collected in FY2024.

Other receivables, deposits and prepayments decreased by \$0.5 million or 51.1% from \$1.1 million as at 31 May 2023 to \$0.6 million as at 31 May 2024 mainly due to decreases in other receivables.

Amounts due from joint ventures and associates decreased by \$97.0 million or 49.9% from \$194.4 million as at 31 May 2023 to \$97.4 million as at 31 May 2024 mainly due to repayment of loans from joint ventures and associates of \$99.4 million in FY2024; offset by accumulation of interest receivables from loans to associates of \$2.6 million.

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

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

**B. Statements of Financial Position (Cont'd)**

Current liabilities

Trade and other payables and accruals decreased by \$2.3 million or 30.0% from \$7.7 million as at 31 May 2023 to \$5.4 million as at 31 May 2024 mainly due to decrease in project accruals costs.

Amounts due to joint ventures and associates increased by \$8.8 million or 616.7% from \$1.4 million as at 31 May 2023 to \$10.2 million as at 31 May 2024 mainly due to advances from joint ventures and associates in FY2024.

Amount due to immediate holding company of \$29.2 million as at 31 May 2024 was reclassified from non-current liabilities to current liabilities as at 31 May 2024. The amount due to immediate holding company was decreased by \$5.0 million or 14.7% from \$34.2 million as at 31 May 2023 to \$29.2 million as at 31 May 2024 mainly due to loan repayment made in FY2024.

Amount due to non-controlling interests decreased by \$2.1 million or 99.3% from \$2.1 million as at 31 May 2023 to \$16,000 as at 31 May 2024 mainly due to loan repayment to non-controlling interests in FY2024.

Current loans and borrowings decreased by \$156.1 million or 90.6% from \$172.2 million as at 31 May 2023 to \$16.1 million as at 31 May 2024 mainly due to repayment of bank loan of \$79.8 million and reclassification of \$76.6 million of net bank loans from current loans and borrowings to non-current loans and borrowings.

Provision for taxation increased by \$2.3 million or 368.5% from \$0.6 million as at 31 May 2023 to \$2.9 million as at 31 May 2024 mainly due to current year provision of \$2.7 million; offset by income tax paid of \$0.4 million.

Non-current liabilities

Non-current loans and borrowings increased by \$78.6 million or 213.8% from \$36.8 million as at 31 May 2023 to \$115.4 million as at 31 May 2024 mainly due to reclassification of \$76.6 million from current loans and borrowings and drawdown of bank loans of \$2.0 million.

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

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

**C. Consolidated Cash Flow Statement**

Overall, cash and cash equivalents increased by \$23.4 million from \$20.5 million as at 31 May 2023 to \$43.9 million as at 31 May 2024, due to net cash flows from operating activities of \$10.6 million and investing activities of \$105.3 million; offset by net cash used in financing activities of \$92.5 million.

Net cash flows from operating activities of \$10.6 million in FY2024 was mainly due to operating cash flows before changes in working capital of \$2.1 million, net working capital inflows of \$8.8 million and income tax paid of \$0.4 million.

Net cash flows from investing activities of \$105.3 million in FY2024 was mainly due to (i) repayment of loans from joint ventures and associates of \$99.8 million, (ii) proceeds from redemption of debt instruments of \$6.0 million, and (iii) proceeds from partial capital return from equity instruments of \$1.3 million; offset by investment in debts and equity instruments of \$1.5 million.

Net cash used in financing activities of \$92.5 million in FY2024 was mainly due to (i) repayment of bank loans of \$79.8 million, (ii) interest paid of \$8.2 million, (iii) dividend paid on ordinary shares of \$0.9 million, (iv) dividends, loans to and loan repayment to non-controlling interests of \$9.3 million, (v) repayment of loan to immediate holding company of \$5.0 million; offset by drawdown of bank loans of \$2.0 million and advances from associates of \$8.7 million.

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

No forecast or prospect statement has previously been disclosed.

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

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

On 12 July 2024, The Ministry of Trade and Industry (MTI) announced that Singapore's economy grew by 2.9 per cent on a year-on-year basis in the second quarter of 2024, extending the 3.0 per cent growth in the previous quarter<sup>1</sup>. On a quarter-on-quarter seasonally-adjusted basis, the economy expanded by 0.4 per cent, slightly faster than the 0.3 percent in the first quarter.

According to real estate statistics released by the Urban Redevelopment Authority ("URA"), the prices of private residential properties saw a smaller increase of 1.1 per cent in 2Q2024, as compared to the 1.4 per cent increase in 1Q2024. Meanwhile, the quarterly average price increase of 1.3 per cent in 1H2024 was lower than the quarterly average price of 1.7 per cent in 2023 and 2.1 per cent in 2022<sup>2</sup>. In 2Q2024, sale transaction volume (up to mid-June) totalled 4,215 as compared to 4,230 in 1Q2024 and 4,334 in 4Q2023<sup>3</sup>. For the property segment, most of the Group's completed development projects in Singapore have either been fully sold or are almost fully sold to date, for which profits were largely recognised prior to FY2024.

In Singapore, the Group's joint venture enbloc acquisitions of the Peace Centre/Peace Mansion, Euro-Asia Apartment and Bagnall Court for redevelopment were completed in 2023. The redevelopment of the freehold Euro-Asia Apartment into 172-unit condominium project - The Arcady at Boon Keng – has achieved satisfactory sales since its launch in January 2024.

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

In the commercial space, the Group has acquired four commercial buildings at 30 and 31 North Canal Road and 38 and 40 South Bridge Road, and will look to rejuvenate and uplift overall tenant experience through green and sustainable repositioning.

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

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<sup>1</sup> Ministry of Trade and Industry Singapore, 12 July 2024 – [Singapore's GDP Grew by 2.9 Per Cent in the Second Quarter of 2024](#)

<sup>2</sup> Urban Redevelopment Authority, 21 July 2024 – [Private residential market remains stable as price momentum moderates further in 2Q2024](#)

<sup>3</sup> Urban Redevelopment Authority, 1 April 2024 – [URA releases flash estimate of 1st Quarter 2024 private residential property price index](#)

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

**4. A commentary at the date of the announcement of the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months. (cont'd)**

On 25 June 2024, the Ministry of National Development ("**MND**") announced the Government Land Sales ("**GLS**") programme for 2H2024, which comprises ten Confirmed List sites and nine Reserve List sites<sup>1</sup>. The Confirmed List consists of nine private residential sites (including one EC site) and one commercial & residential site, which can collectively generate about 5,050 private housing units and 14,300 sqm gross floor area ("**GFA**") of commercial space. After consecutive increases in land supply for private residential sites under its Confirmed List, the Government is trimming supply by 7.3 per cent for 2H2024. As the private housing market shows signs of stabilisation with price momentum easing, homebuyers are also increasingly becoming more selective. As such, the Group will also remain financially prudent and continue to be selective when seeking accretive opportunities that support its drive to create sustainable assets. The Group will also continue to focus on prudently diversifying its geographical footprint and income streams to deliver sustainable growth.

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<sup>1</sup> [\*Ministry of National Development, 25 June 2024 - Housing Supply Further Ramped Up in 1H2024 Government Land Sales \(GLS\) Programme, with Highest Housing Supply on Confirmed List since 2H2013\*](#)

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

**5. Dividend**

**a. Current Financial Period Reported On**

Any dividend recommended for the current financial period reported on?

No .

**b. Corresponding period of the immediately preceding financial year.**

Name of dividend	Final
Dividend type	Cash
Dividend amount per share	0.1 Singapore cents
Tax rate	Tax-exempt

**c. Date payable.**

Not applicable.

**d. Books closure date.**

Not applicable.

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

No dividend has been declared or recommended for the financial year ended 31 May 2024 as to retain funds for working capital requirements of the Group and to allow the Group to capitalise on potential investments opportunities.

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

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

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

The aggregate value of all interested person transactions during the FY2024 were as follows:

Name of Interested Person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)		Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)	
	Total value of the transaction	Based on issuer's effective interest pursuant to Catalyst Rule 909(1)	Total value of the transaction	Based on issuer's effective interest pursuant to Catalyst Rule 909(1)
	\$'000	\$'000	\$'000	\$'000
<u>Construction services by related companies</u>				
L.S. Construction Pte Ltd <sup>(1)</sup>	-	-	8,227	2,407
<u>Rental expenses to a related company</u>				
Lian Beng Investment Pte Ltd <sup>(1)</sup>	114	114	-	-
<u>Interest expenses to Immediate holding company</u>				
Lian Beng Group Pte. Ltd.	1,629	1,629	-	-
<u>Development management fee from a related company</u>				
Lian Beng Centurion (Mandai) Pte Ltd <sup>(2)</sup>	205	205	-	-

Notes: (1) L.S. Construction Pte Ltd and Lian Beng Investment Pte Ltd are wholly-owned subsidiaries of the Company's immediate holding company, Lian Beng Group Pte. Ltd..

(2) Lian Beng Centurion (Mandai) Pte Ltd is a 55%-owned subsidiary of the Company's immediate holding company, Lian Beng Group Pte. Ltd..



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

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

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

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

As at the date of this announcement, the Group has incorporated the following Company:

Company Name	Place of Incorporation	Date of Incorporation	Issued and Paid-up Capital	Principal Activities	Equity Interest Held by the Group
SLB (TB) Pte Ltd	Singapore	29 July 2024	\$100	Property development/ Investment Holding	100%

The incorporation of this entity is not expected to have any material impact on the earnings per share or the net tangible assets per share of the Group for the current financial year ended 31 May 2024.

None of the directors and controlling shareholders has any interest (direct or indirect) in the incorporation of this entity.

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

Please refer to item F.2.

**11. A breakdown of sales.**

	Group		Increase / (Decrease) %
	31.05.2024 \$'000	31.05.2023 \$'000	
Sales reported for first half year	356	38,232	(99.1)
Operating (loss)/profit after tax and before deducting NCI reported for first half year	(4,563)	10,609	n.m.
Sales reported for second half year	449	9,456	(95.3)
Operating loss after tax and before deducting NCI reported for second half year	(17,540)	(2,240)	683.0

**12. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.**

Total annual dividend	Latest Full Year (S\$'000)	Previous Full Year (S\$'000)
Ordinary Shares	–	913
Preference Shares	–	–
Total	–	913

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

- 13. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(10) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.**

Save for Mr Ong Eng Keong, there is no person occupying a managerial position in the Company and its subsidiaries who is a relative of the director, chief executive officer or substantial shareholder of the Company pursuant to Rule 704(10) of the Catalist Rules.

BY ORDER OF THE BOARD

Ong Eng Keong  
Executive Director and Chief Executive Officer  
29 July 2024