



(Company Registration No.: 200301072R)
(Incorporated in the Republic of Singapore)

Condensed Interim Financial Statements for the six months and full year ended 31 December 2021

This announcement had been prepared by the Company and its contents have been reviewed by the Company's sponsor, RHT Capital Pte. Ltd. (the "Sponsor") for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited (the "SGX-ST") Listing Manual Section B: Rules of Catalyst. The Sponsor has not independently verified the contents of this announcement.

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 opinion made or reports contained in this announcement.

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ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

Table of Contents

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	6
F. Other information required by Appendix 7C of the Listing Rule.....	13
1. Review of performance of the Group.....	13
2. Commentary of Group's significant trends and competitive conditions	13
3. Dividend Information	15
4. Interested person transactions	15
5. Confirmation pursuant to Rule 720(1).....	15

ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

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

	Note	Group					
		6 months ended		% Change	12 months ended		% Change
		Unaudited 31 December 2021 S\$	Unaudited 31 December 2020 S\$		Unaudited 31 December 2021 S\$	Audited 31 December 2020 S\$	
Revenue		-	-		-	-	
Cost of sales		-	-	N/M	-	-	N/M
Gross profit		-	-		-	-	
Other income							
- Interest		501,374	527,878	(5)	506,898	530,745	(4)
- Others		-	62,654	(100)	41,955	123,612	(66)
Other gains/(losses) - net		787,691	(465,543)	(269)	958,049	(107,707)	(989)
Expenses							
- Administrative		(742,862)	(895,823)	(17)	(1,445,578)	(1,476,999)	(2)
- Finance		(45,532)	(1,406)	3,138	(62,020)	(1,406)	4,311
Profit/(loss) before income tax	6	500,671	(772,240)		(696)	(931,755)	
Income tax expense	7	285,095	298,972	(5)	285,095	295,049	(3)
Net profit/(loss) for the financial period/year		785,766	(473,268)	(266)	284,399	(636,706)	(145)
Other comprehensive income/(loss), net of tax:							
Items that may be reclassified subsequently to profit or loss:							
Currency translation differences arising from consolidation – gain/(loss)		95,706	(100,132)	N/M	165,812	17,663	N/M
Reclassification on disposal of subsidiary corporations		-	6,324		-	6,324	
		95,706	(93,808)		165,812	23,987	
Items that will not be reclassified subsequently to profit or loss:							
Currency translation differences arising from consolidation – gain/(loss)		238,666	(549,089)	N/M	404,926	(146,968)	N/M
Total comprehensive income/(loss)		1,120,138	(1,116,165)		855,137	(759,687)	
Net profit/(loss) attributable to:							
Equity holders of the Company		(201,929)	(791,179)		(626,632)	(900,679)	
Non-controlling interests		987,695	317,911		911,031	263,973	
		785,766	(473,268)		284,399	(636,706)	
Total comprehensive income/(loss) attributable to:							
Equity holders of the Company		(106,223)	(884,987)		(460,820)	(876,692)	
Non-controlling interests		1,226,361	(231,178)		1,315,957	117,005	
		1,120,138	(1,116,165)		855,137	(759,687)	
Loss per share attributable to equity holders of the Company (cents per share)							
- Basic and diluted (cents)		(0.01)	(0.04)		(0.03)	(0.05)	

N/M = not meaningful

B. Condensed interim statements of financial position

		Group		Company	
		31 Dec 2021 S\$ (Unaudited)	31 Dec 2020 S\$ (Audited)	31 Dec 2021 S\$ (Unaudited)	31 Dec 2020 S\$ (Audited)
ASSETS	Note				
Current assets					
Cash and cash equivalents		4,772,728	3,042,591	1,927,835	263,781
Other receivables		6,119,179	9,591,898	17,740,849	17,971,922
		10,891,907	12,634,489	19,668,684	18,235,703
Assets classified as held for sale		-	1,695,053	-	-
Total current assets		10,891,907	14,329,542	19,668,684	18,235,703
Non-current assets					
Other receivables		1,597,665	1,918,912	-	-
Investments in subsidiary corporations		-	-	751	751
Property, plant and equipment	9	63,635,009	50,640,329	4,082	17,157
Right-of-use assets		1,653,133	1,724,224	19,496	42,910
Deferred tax assets		1,055,138	765,071	-	-
Total non-current assets		67,940,945	55,048,536	24,329	60,818
Total assets		78,832,852	69,378,078	19,693,013	18,296,521
LIABILITIES					
Current liabilities					
Other payables		6,689,136	10,346,670	6,176,844	3,922,350
Lease liabilities		20,104	22,993	20,104	22,993
Bank borrowings	10	3,674,460	950,052	-	-
Total current liabilities		10,383,700	11,319,715	6,196,948	3,945,343
Non-current liabilities					
Other payables		96,604	15,442	-	-
Lease liabilities		-	20,103	-	20,103
Bank borrowings	10	41,588,196	32,113,603	-	-
Total non-current liabilities		41,684,800	32,149,148	-	20,103
Total liabilities		52,068,500	43,468,863	6,196,948	3,965,446
Net assets		26,764,352	25,909,215	13,496,065	14,331,075
EQUITY					
Capital and reserves attributable to equity holders of the Company					
Share capital	11	52,411,370	52,411,370	52,411,370	52,411,370
Translation reserve		(465,499)	(631,311)	-	-
Accumulated losses		(35,180,504)	(34,553,872)	(38,915,305)	(38,080,295)
		16,765,367	17,226,187	13,496,065	14,331,075
Other reserves		(3,376,847)	(3,376,847)	-	-
Non-controlling interest		13,375,832	12,059,875	-	-
Total equity		26,764,352	25,909,215	13,496,065	14,331,075

ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

C. Condensed interim statements of changes in equity

THE GROUP	Share capital S\$	Statutory reserve S\$	Translation reserve S\$	Accumulated losses S\$	Total equity attributable to owners of the Company S\$	Other reserves S\$	Non-controlling interest S\$	Total equity S\$
2021								
Balance at 1 January 2021	52,411,370	-	(631,311)	(34,553,872)	17,226,187	(3,376,847)	12,059,875	25,909,215
Net (loss)/profit for the period	-	-	-	(626,632)	(626,632)	-	911,031	284,399
Other comprehensive income for the period	-	-	165,812	-	165,812	-	404,926	570,738
Balance at 31 December 2021	52,411,370	-	(465,499)	(35,180,504)	16,765,367	(3,376,847)	13,375,832	26,764,352
2020								
Balance at 1 January 2020	52,411,370	119,135	(655,298)	(33,772,328)	18,102,879	(3,376,847)	11,942,870	26,668,902
Net (loss)/profit for the period	-	-	-	(900,679)	(900,679)	-	263,973	(636,706)
Other comprehensive income/(loss) for the period	-	-	23,987	-	23,987	-	(146,968)	(122,981)
Reclassification pursuant to disposal of subsidiary corporations	-	(119,135)	-	119,135	-	-	-	-
Balance at 31 December 2020	52,411,370	-	(631,311)	(34,553,872)	17,226,187	(3,376,847)	12,059,875	25,909,215
THE COMPANY	Share capital S\$	Accumulated losses S\$	Total equity S\$					
2021								
Balance at 1 January 2021	52,411,370	(38,080,295)	14,331,075					
Loss for the period, representing total comprehensive loss for the period	-	(835,010)	(835,010)					
Balance at 31 December 2021	52,411,370	(38,915,305)	13,496,065					
2020								
Balance at 1 January 2020	52,411,370	(36,587,188)	15,824,182					
Loss for the period, representing total comprehensive loss for the period	-	(1,493,107)	(1,493,107)					
Balance at 31 December 2020	52,411,370	(38,080,295)	14,331,075					

D. Condensed interim consolidated statement of cash flows

	Group	
	12 months ended	
	31 December 2021	31 December 2020
	S\$	S\$
	(Unaudited)	(Audited)
Cash flows from operating activities		
Loss before income tax	(696)	(931,755)
Adjustments for:		
- Depreciation of property, plant and equipment	20,362	22,558
- Depreciation of right-of-use assets	77,238	78,716
- Property, plant and equipment written off	-	38,426
- Gain on disposal of subsidiary corporations	-	(25,992)
- Interest expense	62,020	1,406
- Interest income	(506,898)	(530,745)
- Foreign exchange (gain)/loss, net	(859,940)	1,840,714
	(1,207,914)	493,328
Change in working capital, net effects from disposal of subsidiary corporations		
- Other receivables	3,018,036	(1,903,174)
- Other payables	(1,569,591)	174,793
Cash generated from/(used in) operations	240,531	(1,235,053)
Income tax paid	(4,972)	(2,283)
Net cash generated from/(used in) operating activities	235,559	(1,237,336)
Cash flows from investing activities		
Additions to property, plant and equipment	(6,776,839)	(10,565,113)
Proceed from divestment in joint venture	1,683,675	1,342,430
Disposal of subsidiary corporations, net of cash disposed of	-	(106)
Prepayment for property, plant and equipment	(1,597,665)	(1,918,912)
Interest paid	(2,307,108)	(1,633,148)
Loan receivables from non-controlling shareholders	(883,578)	-
Interest received	349,440	18,187
Net cash used in investing activities	(9,532,075)	(12,756,662)
Cash flows from financing activities		
Loan from a shareholder	15,796	219,339
Interest paid	(60,412)	-
Repayment to a shareholder	(553,551)	-
Proceeds from bank borrowings	12,658,927	18,275,166
Repayment of bank borrowings	(1,103,086)	(4,237,164)
Repayment of lease liabilities	(24,600)	(24,600)
Net cash generated from financing activities	10,933,074	14,232,741
Net increase in cash and cash equivalents	1,636,558	238,743
Cash and cash equivalents at beginning of the year	1,535,397	1,309,970
Net effect of exchange rate changes on cash and cash equivalents	59,835	(13,316)
Cash and cash equivalents at end of the year	3,231,790	1,535,397

D. Condensed interim consolidated statement of cash flows (Continued)

Note: For the purpose of presentation of consolidated statement of cash flow, the cash and cash equivalents comprise of the following:

Cash and cash equivalents per consolidated statement of cash flow	3,231,790	1,535,397
Pledged deposit	1,540,938	1,507,194
Cash and bank balances	<u>4,772,728</u>	<u>3,042,591</u>

Reconciliation of liabilities arising from financing activities

	1 January	Proceeds from	Principal and interest	Non-cash changes		Addition -	31
	2021	borrowings	payment	Interest expense	Foreign exchange movement	new lease	December 2021
	\$	\$	\$	\$	\$	\$	\$
Bank borrowings	33,063,655	12,658,927	(3,470,606)	2,367,520	643,160	-	45,262,656
Lease liabilities	43,096	-	(24,600)	1,608	-	-	20,104
Loan from a shareholder	719,339	15,796	(553,551)	-	-	-	181,584

	1 January	Proceeds from	Principal and interest	Non-cash changes		Addition -	31
	2021	borrowings	payment	Interest expense	Foreign exchange movement	new lease	December 2021
	\$	\$	\$	\$	\$	\$	\$
Bank borrowings	18,230,597	18,275,166	(5,870,312)	1,633,148	795,056	-	33,063,655
Lease liabilities	19,477	-	(24,600)	1,406	-	46,813	43,096
Loan from a shareholder	500,000	219,339	-	-	-	-	719,339

E. Notes to the condensed interim consolidated financial statements

1. Corporate information

Adventus Holdings Limited (the “Company”) is listed on the Singapore Exchange and incorporated and domiciled in Singapore. The address of its registered office and principal place of business is 52 Telok Blangah Road, #03-06 Telok Blangah House, Singapore 098829.

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

The principal activity of the Company is an investment holding. The principal activities of its subsidiary corporations are as follows:

- (1) Property ownership, development, management and investment, and hospitality services.
- (2) Investment holding activities

2. Basis of Preparation

The condensed interim financial statements for the six months and full year ended 31 December 2021 have been prepared in accordance with 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 year ended 31 December 2021.

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.

Going concern

The Group is exposed to an increased liquidity risk, in relation to their ability to fulfil commitments to repay their existing indebtedness to suppliers and to finance the construction of the projects in Regis Bay Vietnam Investment Joint-Stock Company (“Regis Bay”) and Hoi An Pearl Joint Stock Company (“HAP”).

Management is of the view that the Group and the Company will continue to operate on a going concern and there is no material uncertainty related to these events or conditions that may cast significant doubt on the Group and the Company’s ability to continue as a going concern, having assessed the following sources of funding available to the Group for the next 12 months from the end of this financial period, after taking into account various factors, including the following:

- The unutilised committed borrowings from shareholders amounting to approximately \$4,960,000; and
- The unutilised bank borrowing facilities of \$10,400,000 as at 31 December 2021 to finance the construction of the projects in Regis Bay and HAP.

In carrying out the going concern assessment, significant judgements are involved in estimating the remaining cash commitment of the projects and other operating expenses as well as the impact of COVID-19 on the completion of the projects. Based on the sources of funding indicated above, management is confident that the strategies in place will improve the financial position of the Group and the Company so as to continue in operational existence for at least 12 months from the end of this financial period.

2.1 New and Amended Standards adopted by the Group

A number of amendments to Standards have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

2.2 Uses of judgement and estimates

In preparing the interim financial statements, the management of the Group (the “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.

Estimates, assumptions and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

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

Information about estimates, assumptions and judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements are as follows:

- (a) Control over Regis Bay Vietnam Investment Joint-Stock Company (“Regis Bay”) and Hoi An Pearl Joint Stock Company (“HAP”)
- (b) Capitalisation of project costs
- (c) Impairment of property, plant and equipment (“PPE”)
- (d) Expected credit losses (“ECL”) on other receivables

There were no significant changes in critical judgements, estimates and assumptions as compared to the consolidated financial statements as at and for the financial year ended 31 December 2020.

3. Seasonal operations

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

4. Segment and revenue information

The Group has three reportable segments as follows:

- (a) Property and Hospitality : Property ownership, development, management and investment; and hospitality services
- (b) Corporate : Investment holding activities
- (c) Others : Dormant entities

For management purposes, the Group’s activities comprise the following reportable segment:

- (a) Property and Hospitality segment
 - Adventus Investments (Vietnam) Pte. Ltd.
 - ADV S1 Pte. Ltd.
 - ADV S2 Pte. Ltd.
 - ADV S3 Pte. Ltd.
 - Crimson Star Development Pte. Ltd.
 - ADV Management Services Company Limited
 - ADV V1 Holding Vietnam Company Limited
 - AP Land Company Limited
 - Regis Bay Vietnam Investment Joint Stock Company
 - Hoi An Pearl Joint Stock Company
- (b) Corporate segment
 - Adventus Holdings Limited
- (c) Other segment
 - Northern Cardinal Commodities Pte. Ltd.

Information regarding the results of each reportable segment is included in section 4.1 below.

ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

4.1 Reportable segments

	Six months period ended 31 December							
	Property and Hospitality		Corporate		Others		Consolidated	
	2H2021 (Unaudited) S\$	2H2020 (Unaudited) S\$	2H2021 (Unaudited) S\$	2H2020 (Unaudited) S\$	2H2021 (Unaudited) S\$	2H2020 (Unaudited) S\$	2H2021 (Unaudited) S\$	2H2020 (Unaudited) S\$
<i>(a) Segment revenues and result</i>								
Total revenue	-	-	-	-	-	-	-	-
Segment result	724,907	278,918	(673,228)	(1,653,990)	(6,850)	76,360	44,829	(1,298,712)
Interest income							501,374	527,878
Finance expense							(45,532)	(1,406)
Profit/(loss) before income tax							500,671	(772,240)
Income tax credit							285,095	298,972
Net profit/(loss) for the financial period							785,766	(473,268)
<i>(b) Segment assets and liabilities</i>								
Segment assets	76,824,033	69,003,834	1,984,252	350,026	24,567	24,218	78,832,852	69,378,078
Segment liabilities	51,096,388	41,362,905	968,513	2,094,582	3,599	11,376	52,068,500	43,468,863
Capital expenditure	4,750,288	9,724,087	-	-	-	-	4,750,288	9,724,087
Depreciation of property, plant and equipment	3,701	7,757	6,255	7,501	-	-	9,956	15,258
Amortisation of right-of-use assets	27,333	66,156	11,706	-	-	-	39,039	66,156

ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

	Full year ended 31 December						Consolidated	
	Property and Hospitality FY2021 (Unaudited) S\$	Hospitality FY2020 (Audited) S\$	Corporate FY2021 (Unaudited) S\$	Corporate FY2020 (Audited) S\$	Others FY2021 (Unaudited) S\$	Others FY2020 (Audited) S\$	FY2021 (Unaudited) S\$	FY2020 (Audited) S\$
<i>(a) Segment revenues and result</i>								
Total revenue	-	-	-	-	-	-	-	-
Segment result	621,568	(104,396)	(1,040,312)	(1,433,058)	(26,830)	76,360	(445,574)	(1,461,094)
Interest income							506,898	530,745
Finance expense							(62,020)	(1,406)
Loss before income tax							(696)	(931,755)
Income tax credit							285,095	295,049
Net profit/(loss) for the financial year							284,399	(636,706)
<i>(b) Segment assets and liabilities</i>								
Segment assets	76,824,033	69,003,834	1,984,252	350,026	24,567	24,218	78,832,852	69,378,078
Segment liabilities	51,096,388	41,362,905	968,513	2,094,582	3,599	11,376	52,068,500	43,468,863
Capital expenditure	11,002,859	18,903,454	-	-	-	-	11,002,859	18,903,454
Depreciation of property, plant and equipment	7,287	7,757	13,075	14,801	-	-	20,362	22,558
Amortisation of right-of-use assets	53,826	78,716	23,412	-	-	-	77,238	78,716

The directors of the Company monitor the operating results of its operating segments for the purpose of allocating resources and performance assessment. Performance across each segment is measured based on segment profit/loss before income tax, as included in the internal management reports review by the Board of Directors.

4.2 Disaggregation of revenue

The Group do not have recurring revenue during the reporting period.

ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 31 December 2021 and 31 December 2020:

	Group		Company	
	31 Dec 2021	31 Dec 2020	31 Dec 2021	31 Dec 2020
	S\$	S\$	S\$	S\$
Financial Assets				
Cash and bank balances and other receivables (Amortised cost)	10,863,956	12,609,738	19,642,749	18,213,482
Financial Liabilities				
Other payables and borrowings (Amortised cost)	52,068,500	43,468,863	6,196,948	3,965,446

6. Profit/(loss) before income tax

6.1 Significant items

	Group			
	6 months ended 31 December 2021	6 months ended 31 December 2020	12 months ended 31 December 2021	12 months ended 31 December 2020
Income				
Interest income	501,374	527,878	506,898	530,745
Government grants received	-	44,032	41,955	104,990
Other income	-	-	-	18,622
Gain on disposal of a subsidiary	-	-	-	25,992
Foreign exchange gain	787,691	-	958,049	-
Expenses				
Depreciation of property, plant and equipment	9,956	15,258	20,362	22,558
Depreciation of right-of use assets	39,039	66,156	77,238	78,716
Foreign exchange loss	-	491,535	-	133,699

6.2 Related party transactions

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

Key management personnel compensation

The remuneration of directors and other members of key management during the financial period were as follows:

	Group			
	6 months ended 31 December 2021	6 months ended 31 December 2020	12 months ended 31 December 2021	12 months ended 31 December 2020
Wages and salaries	313,005	368,000	541,005	538,500
Employer's contribution to defined contribution plans, including Central Provident Fund	15,240	17,490	30,180	27,300

ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

7. Income tax expense

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:

	Group			
	6 months ended 31 December 2021	6 months ended 31 December 2020	12 months ended 31 December 2021	12 months ended 31 December 2020
	S\$	S\$	S\$	S\$
Tax expense/(credit) attributable to the loss if made up of:				
Current income tax expense				
- under/(over) provision prior financial years	4,972	(1,640)	4,972	2,283
Deferred income tax	(290,067)	(297,332)	(290,067)	(297,332)
	<u>(285,095)</u>	<u>(298,972)</u>	<u>(285,095)</u>	<u>(295,049)</u>

8. Net asset value

	Group		Company	
	31 Dec 2021	31 Dec 2020	31 Dec 2021	31 Dec 2020
	S\$	S\$	S\$	S\$
Net asset value per ordinary share (in cent)	0.86	0.88	0.69	0.73

9. Property, plant and equipment

During the six months ended 31 December 2021, the Group acquired assets amounting to S\$4,750,288 (2H2020: S\$9,724,087).

For the year ended 31 December 2021, the Group acquired property, plant and equipment amounting to S\$11,002,859 (FY2020: S\$18,903,454) and disposed/written-off assets amounting to S\$ Nil (FY2020: S\$38,426).

Borrowing costs included in the cost of qualifying assets as followings:

	Group	
	31 Dec 2021	31 Dec 2020
	S\$	S\$
Beginning of financial period	2,016,492	435,530
Additions	2,307,108	1,633,148
Currency translation differences	98,753	(52,186)
End of financial period	<u>4,422,353</u>	<u>2,016,492</u>

10. Bank borrowings

	Group	
	31 Dec 2021	31 Dec 2020
	S\$	S\$
<u>Amount repayable within one year</u>		
Secured	3,674,460	950,052
<u>Amount repayable after one year</u>		
Secured	41,588,196	32,113,603

ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

10. Bank borrowings (Continued)

As of 31 December 2021, the Company's ongoing joint venture development projects in Vietnam, Regis Bay Vietnam Investment Joint Stock Company ("RBV") and Hoi An Pearl Joint Stock Company ("HAP"), each has one (1) loan for its development located in Da Nang and Hoi An, from financial institution in Singapore and Vietnam respectively.

The financing for RBV is secured by its lands as collateral and a corporate guarantee from the Group and Vietnam partners, whereas the financing for HAP is secured by its land and a corporate guarantee solely by the Vietnam partners.

Repayment of loan for the Group's development in Hoi An has commenced since June 2021. The repayment of loan for Group's development in Danang will commence in 2022.

Besides, the Group has also obtained a 5-year bridging loan of S\$3,000,000 for working capital purpose, which is repayable over 60 instalments after 12 months from the first drawdown date, 26 April 2021, bearing interest at 3% per annum. This loan is personally guaranteed by the controlling shareholder of the Company. The repayment of loan for the bridging loan will commence in 2022.

11. Share capital

	Group and Company			
	31 Dec 2021		31 Dec 2020	
	Number of shares	Amount	Number of shares	Amount
		S\$		S\$
Issued and paid up:				
Balance	1,950,619,331	52,411,370	1,950,619,331	52,411,370

There is no change in the Company's share capital since the end of the previous period reported on. As at 31 December 2021 and 31 December 2020, the Company's issued and paid-up capital was \$52,411,370.

The Company did not hold any treasury shares nor have outstanding options, convertibles or subsidiary holdings as at 31 December 2021 and 31 December 2020.

12. Subsequent events

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

F. Other Information Required by Appendix 7C of the Listing Rule

1. Review

The condensed consolidated statements of financial position of Adventus Holdings Limited (“**Company**”, together with its subsidiaries, the “**Group**”) as at 31 December 2021 and the related condensed consolidated statement of profit or loss, and other comprehensive income, condensed consolidated statements of changes in equity and condensed consolidated statement of cash flows for the full year period then ended and certain explanatory notes have not been audited or reviewed by the Company’s auditors.

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.

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

This is not required for any audit issue that is a material uncertainty relating to going concern

Not applicable

2. Review of performance of the Group

Review of Statement of Comprehensive Income in relation to the six months period ended 31 December 2021 (“2H2021”) and full year ended 31 December 2021 (“FY2021”) compared to six months period ended 31 December 2020 (“2H2020”) and full year ended 31 December 2020 (“FY2020”)

- a. Revenue and Cost of Sales
For 2H2021 and FY2021, the Group has no recurring revenue and no cost of sales incurred as the construction for both developments have yet to be completed as of the end of the current reporting period.
- b. Other income – Interest
For 2H2021 and FY2021, interest was calculated and charged on the loan facility provided to our non-controlling shareholder, Panthera Company Limited (“Panthera”), for the Group’s development in HAP under ADV S2. There is no significant fluctuation between 2H2021 and FY2021 with 1H2021 and FY2020 respectively.
- c. Other income – Others
During the period from FY2020 to 1H2021, the Group received support grant from the Government amid to the COVID-19 situation. As the situation in Singapore has gradually back to normal, no support grant was provided to the Group during 2H2021.
- d. Other gains -net
These were the foreign exchange gain and loss recorded during the respective financial period.
- e. Administrative expenses
Administrative expenses had reduced by approximately S\$0.16 million or 17% from S\$0.90 million in 2H2020 to S\$0.74 million in 2H2021. The Group has managed to maintain its operation expenses in FY2021 of S\$1.45 million compared to FY2020 of S\$1.48 million.
- f. Finance cost
The increase in finance cost was due to interest paid for the bridging loan amounting to S\$3 million from a local financial institution (as explained in section 10 Borrowings) obtained during the year.

Review of Statement of Financial Position in relation to 31 December 2021 (“FY2021”) compared to 31 December 2020 (“FY2020”)

- g. Assets classified as held for sale
In FY2019, the Company announced and terminated the JV project in ADV S3. Accordingly, the JV has been classified as asset held for sale and are presented separately on the balance sheet as at FY2019 and FY2020. The Group received partial repayment of the loan and its interest in proportion to the loan repaid during FY2020 and the remaining sum of the loan and interest were repaid and received fully in 1H2021.
- h. Total Assets
The overall increase in Total Assets from an aggregate amount of approximately S\$69.38 million in FY2020 to S\$78.83 million in FY2021 is largely attributable to the following:

ADVENTUS HOLDINGS LIMITED

UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

i. Increase in Property, plant and equipment

Property, plant and equipment increased by \$13.00 million to an aggregate amount of approximately S\$63.64 million (FY2020: S\$50.64 million) due to its developments in Vietnam. As of 31 December 2021, the Group has two (2) development projects, located in Da Nang and in Hoi An.

ii. Decrease in Other receivables

The decrease in current other receivables of S\$3.47 million was due to the receipt of amount due from JV partners.

i. Total Liabilities

The overall increase in Total Liabilities from an aggregate amount of approximately S\$43.47 million in FY2020 to S\$52.07 million in FY2021 is largely attributable to the following:

i. Increase in bank borrowings

The developments in Vietnam project continue to make progressive drawn down from the banks during the construction phase, where it increased by S\$12.20 million from an aggregate S\$33.06 million at end of FY2020 to S\$45.26 million by FY2021. The Group has obtained a bridging loan of S\$3 million for working capital from a local financial institution during FY2021.

ii. Decrease in Other payables

The decrease in current other payables by S\$3.66 million from S\$10.35 million to S\$6.69 million is due to settlement of payables balances.

Review of Statement of Cash Flows in relation to 31 December 2021 ("FY2021") compared to 31 December 2020 ("FY2020")

For FY2021, the overall cash and cash equivalents amounted to approximately S\$4.77 million resulting in an increase from S\$3.04 million in FY2020. The significant cash movements during the year were as follows:

- The net cash generated from operating activities was approximately S\$0.24 million (Net cash used in FY2020: S\$1.24 million). The increase was mainly attributable to the net change in working capital of its receivables against payables.
- The net cash used in investing activities was approximately S\$9.53 million (FY2020: \$12.76 million). The decrease was mainly attributable to the decrease in cash flow used for addition of property, plant and equipment ("PPE") as both developments in Vietnam is nearing completion in FY2021, partially offset by the increase cash used in interest repayment on bank borrowings amounting to S\$2.31 million (FY2020: S\$1.63 million).
- The net cash generated from financing activities approximately amounted to S\$10.93 million (FY2020: S\$14.23 million). The decrease was mainly due to:
 - i) repayment of interest-free shareholder loan provided by the controlling shareholder, amounting to S\$0.55 million. The interest-free shareholder loan was announced by the Company on 15 April 2020.
 - ii) decrease in proceed from bank borrowings of S\$5.62 million; and
 - iii) decrease in repayment of bank borrowings of S\$3.13 million

The overall cash and cash equivalents position in FY2021 is adequate for the Group's overall operation, whilst the ongoing developments in Vietnam are financed via loan facilities provided by the banks.

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

The Company has not previously disclosed to shareholders any forecast or prospect statements.

4. 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 operating period and the next 12 months

Whilst the COVID-19 pandemic has severely impacted the progress of the Group's development in Vietnam, the Group is hopeful that the development of both hotels in Vietnam will complete by this year.

The Vietnamese government has recently announced that they have agreed on the proposal to reopen inbound and outbound tourism under new normal conditions. The Group welcomes the decision of the local government, and the Group will keep track with the latest details of the reopening plan as well as subsequent development of the situation in Vietnam. This is to ensure that the Group will make an informed decision on the feasibility of commencing both

ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

hotels' operation upon completion of the development.

The Group will make the necessary announcements on SGXNET if there are any updates to the developments of the two hotels and/or the Group's plans.

Apart from this, the Group will still continue to look for the right opportunities to diversify its businesses to create revenue streams. This could happen through further acquisitions, investments or the starting of new businesses.

5. Dividend Information

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

The Company did not recommend any dividend for the financial period ended 31 December 2021.

(b) Corresponding Period of the Immediately Preceding Financial Year

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

The Company did not recommend or declare any dividend for the financial period ended 31 December 2021.

(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 5.00 pm) will be registered before entitlements to the dividend are determined

Not applicable.

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

Based on the Group and Company's financial performance for the full year ended 31 December 2021 and in light of the uncertainty and challenging economic crisis following the outbreak of COVID-19 pandemic, no dividend has been declared or recommended for the reporting period.

6. Interested person transactions

The Group has not obtained a general mandate from shareholders in respect of any interested person transactions.

Name of interested person	Nature of relationship	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$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 \$100,000)
Chin Bay Ching	Substantial shareholder	S\$0.54 million (Company's repayment of the existing interest-free shareholder loan)	Not applicable

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

The Company hereby confirms that it has procured signed undertakings from all its directors and relevant executive officers in the format as set out in Appendix 7H of the Listing Manual in accordance with Rule 720(1) of the Listing Manual.

ADVENTUS HOLDINGS LIMITED
UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2021

8. Disclosures required pursuant to Rule 706A of the Catalist Rules

During FY2021, the Company did not incorporate or acquire any shares resulting in any company becoming a subsidiary or associated company or increasing its shareholding percentage in any subsidiary. Additionally, the Company did not dispose any shares resulting in a company ceasing to be a subsidiary or associated company or decreasing its shareholding percentage in any subsidiary.

9. 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.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Chin Rui Xiang	30	Son of Chin Bay Ching, Substantial shareholder	Executive Director of Adventus Holdings Limited since 14 March 2018 - Responsible for business, management and operation of the Company and its subsidiaries.	No change
Wong Wing Doug, Sonny	37	Son-in-Law of Chin Bay Ching, Substantial shareholder	Project Director of Adventus Holdings Limited since 14 March 2018 - Responsible for overall management of Group's projects and developments.	No change

BY ORDER OF THE BOARD

Loh Eu Tse Derek
Chairman and Non-Executive Independent Director

28 February 2022