



**DUTY FREE INTERNATIONAL LIMITED**  
(Company Registration No. 200102393E)  
(Incorporated in the Republic of Singapore)

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## RESPONSE TO SGX QUERIES

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The Board of Directors (“**Board**”) of Duty Free International Limited (“**Company**”, together with its subsidiaries, “**Group**”) has on 7 October 2024 received the following queries from the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) in relation to the Compulsory Land Acquisition announcement released on 3 October 2024 and sets out its response as follows:

### SGX Query 1:

It is noted that the compulsory land acquisition will cause a closure of the Group’s duty free business at Bukit Kayu Hitam, Kedah, which is operated by Cergasjaya. It is also noted that Cergasjaya contributed approximately 24% to the Group’s revenue for the financial year ended 29 February 2024 (“FY24”). In this regard, please clarify:

- a) Whether Cergasjaya operates any other businesses apart from the duty free business at Bukit Kayu Hitam, Kedah. If so, please provide the breakdown of revenue contribution (by percentage) for each of Cergasjaya’s businesses, for FY24.
- b) Cergasjaya’s PBT as well as Net Asset contributions to the Group, for FY24.
- c) The financial and operational impact of the compulsory land acquisition on the other affected plots of land, as well as the Group’s plans moving forward for such affected plots of land. As the land enquiry process for compensation is ongoing, please confirm whether the ancillary impact on the other affected plots of land are also covered by the Federal Constitution in considering an adequate and fair compensation for the compulsory acquisition.

### Company’s response:

- a) Cergasjaya operates a duty-free retail business and car parking services at Bukit Kayu Hitam, Kedah. Currently, these are the two businesses managed by the company at this location.

Revenue by segment	FY2024 (RM’000)	Contribution to the Group (%)
Duty Free business - Sale of goods	36,019	23%
Parking operations	1,605	1%
Total	37,624	24%

- b) Cergasjaya's profit before tax ("PBT") as well as Net Asset contributions to the Group, for FY24 were as follows:

FY2024	Cergasjaya (RM'000)	Group (RM'000)	Contribution to the Group (%)
Profit before tax ("PBT")	2,431	17,995	13.5%
Net asset	25,036	348,280	7.2%

- c) The compulsory land acquisition will have financial and operational impacts on Lot 3688/PT2501, Lot 3689/PT2502, PT2209 and PT2174 ("Indirectly Affected Lands") as the access of these Lands is expected to be blocked by the new road alignment.

For information, Cergasjaya Properties Sdn Bhd ("CPPA") is the owner of Lot 3688/PT2501, Lot 3689/PT2502 and PT2209. Other than the aforementioned lands, CPPA does not hold any other assets. Lot PT2174 is rented by Cergasjaya from Pesuruhjaya Tanah Persekutuan, (rent agreement renewable every three years) which currently hosts a bazaar.

The principal activities, revenue contribution, Loss Before Tax ("LBT") contribution and Net Asset contribution of CPPA that holds the Indirectly Affected Lands are as follows:

FY2024	Lot 3688/ PT2501	Lot 3689/ PT2502	PT2209
Principal Activity	Oil palm cultivation and golf course	Vacant	Vacant
Revenue (RM'000)	1,737	NIL	NIL
Revenue contribution to the Group (%)	1.1%	Not applicable	Not applicable
Loss Before Tax (RM'000)	(927)	NIL	NIL
LBT contribution to the Group (%)	Not applicable	Not applicable	Not applicable
Net Asset (RM'000)		34,951	
Net Asset contribution to the Group (%)		10%	

*Note: In year 2009, Cergasjaya invested RM2.05 million in Lot PT2174 as part of the Group's **corporate social responsibility** initiative to support the local community by transforming the area into a marketplace. Cergasjaya does not conduct any duty-free business or generate any income from this premise.*

As the land inquiry process for compensation is still ongoing, we are currently unable to quantify the financial impact. However, losses arising from the aforementioned affected plots will be included in the compensation claim process.

The Group is actively working with our legal advisors, independent property valuers, independent financial consultants and the relevant authorities to ensure that relevant factors, including ancillary impacts, are considered during the compensation evaluation process. We are committed to safeguarding our interests and ensuring that the compensation received fully reflects the true impact on all directly and indirectly affected lands, as well as any associated business assets on these lands.

**By Order of the Board**

Lee Sze Siang  
Executive Director  
8 October 2024