



AMARA HOLDINGS LIMITED

AND ITS SUBSIDIARIES

(Registration No. 197000732N)

**CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS AND FULL YEAR ENDED**

31 DECEMBER 2023

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**A. Condensed Interim Consolidated Statement of Profit or Loss and Other Comprehensive Income
For the Second Half Year and Full Year Ended 31 December 2023**

	Notes	Group					
		Second half year ended			Full year ended		
		31/12/2023	31/12/2022	Change	31/12/2023	31/12/2022	Change
	\$'000	\$'000	%	\$'000	\$'000	%	
Revenue	4	65,054	57,317	13	114,939	93,685	23
Fair value gain of investment properties (net)		2,095	1,243	69	2,095	1,243	69
Other income		607	961	(37)	1,048	1,189	(12)
Cost of properties sold/consumables used		(16,004)	(13,887)	15	(24,513)	(21,226)	15
Staff costs		(12,758)	(9,916)	29	(24,703)	(18,227)	36
Depreciation		(4,004)	(4,448)	(10)	(8,052)	(9,088)	(11)
Finance costs		(8,647)	(7,579)	14	(17,310)	(11,901)	45
Other expenses		(17,317)	(15,219)	14	(32,096)	(25,806)	24
Share of results of jointly-controlled entities, net of tax		(318)	(406)	(22)	(747)	(549)	36
Profit before tax	6	8,708	8,066	8	10,661	9,320	14
Income tax expense	7	(2,254)	(1,716)	31	(3,482)	(2,868)	21
Profit for the period/year		6,454	6,350	2	7,179	6,452	11
Other comprehensive loss:							
<i>Items that may be reclassified subsequently to profit or loss:</i>							
Exchange differences on translation of foreign operations, representing total other comprehensive loss for the period/year		(569)	(11,286)	(95)	(5,665)	(14,761)	(62)
Total comprehensive income/(loss) for the period/year		5,885	(4,936)	NM	1,514	(8,309)	NM
Profit attributable to:							
Owners of the company		6,454	6,350	2	7,179	6,452	11
Total comprehensive income/(loss) attributable to:							
Owners of the company		5,885	(4,936)	NM	1,514	(8,309)	NM
Earnings per share for profit for the period/year attributable to the owners of the company during the period/year:							
Basic and diluted (cents)		1.12	1.10	2	1.25	1.12	12

NM: Not meaningful

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B. Condensed Interim Statements of Financial Position As at 31 December 2023

Notes	<u>Group</u>		<u>Company</u>	
	31/12/2023	31/12/2022	31/12/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000
Assets				
Current assets				
	24,702	20,949	32	15
Cash and cash equivalents				
Trade and other receivables	15,926	10,795	64,484	64,051
Inventories	347	347	-	-
Development properties	10 78,724	98,578	-	-
Contract assets	8,909	4,798	-	-
Total current assets	128,608	135,467	64,516	64,066
Non-current assets				
Financial assets at fair value through profit or loss ("FVTPL")	11 584	891	148	170
Intangible assets	12 1,178	1,178	-	-
Investment in jointly-controlled entities	9,864	8,731	-	-
Investment in subsidiaries	-	-	40,087	40,087
Investment properties	13 401,686	402,209	-	-
Property, plant and equipment	14 224,196	232,662	-	-
Other asset	5,499	5,607	-	-
Deferred tax assets	703	634	-	-
Total non-current assets	643,710	651,912	40,235	40,257
Total assets	772,318	787,379	104,751	104,323
Liabilities and Equity				
Current liabilities				
Trade and other payables	23,388	18,898	616	301
Contract liabilities	1,540	1,210	-	-
Bank loans	15 56,642	77,506	-	-
Lease liabilities	15 1,773	1,916	-	-
Income tax payable	2,170	3,346	-	-
Total current liabilities	85,513	102,876	616	301
Non-current liabilities				
Trade and other payables	5,558	6,562	-	-
Bank loans	15 240,076	237,499	-	-
Lease liabilities	15 36,730	36,050	-	-
Deferred tax liabilities	15,129	13,719	-	-
Total non-current liabilities	297,493	293,830	-	-
Capital and reserves				
Share capital	16 125,646	125,646	125,646	125,646
Treasury shares	(996)	(996)	(996)	(996)
Reserves	264,662	266,023	(20,515)	(20,628)
Total equity	389,312	390,673	104,135	104,022
Total liabilities and equity	772,318	787,379	104,751	104,323

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C. Condensed Interim Statements of Changes in Equity For the Full Year Ended 31 December 2023

Group	Note	Share capital \$'000	Treasury shares \$'000	Foreign currency translation reserve \$'000	Retained earnings and other reserve* \$'000	Total reserves \$'000	Equity attributable to owners of the company \$'000
Balance at 1 January 2022		125,646	(996)	3,129	274,078	277,207	401,857
Total comprehensive income/(loss) for the year:							
Profit for the year		-	-	-	6,452	6,452	6,452
Other comprehensive loss		-	-	(14,761)	-	(14,761)	(14,761)
Total		-	-	(14,761)	6,452	(8,309)	(8,309)
Transactions with owners, recognised directly in equity:							
Dividends paid relating to 2021, representing total transactions with owners, recognised directly in equity	8	-	-	-	(2,875)	(2,875)	(2,875)
Balance at 31 December 2022		125,646	(996)	(11,632)	277,655	266,023	390,673
Total comprehensive income/(loss) for the year:							
Profit for the year		-	-	-	7,179	7,179	7,179
Other comprehensive loss		-	-	(5,665)	-	(5,665)	(5,665)
Total		-	-	(5,665)	7,179	1,514	1,514
Transactions with owners, recognised directly in equity:							
Dividends paid relating to 2022, representing total transactions with owners, recognised directly in equity	8	-	-	-	(2,875)	(2,875)	(2,875)
Balance at 31 December 2023		125,646	(996)	(17,297)	281,959	264,662	389,312

* Includes other reserves of \$112,000 as at 31 December 2023 (31 December 2022: \$112,000).

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C. Condensed Interim Statements of Changes in Equity (cont'd) For the Full Year Ended 31 December 2023

Company	Note	Share capital \$'000	Treasury shares \$'000	Accumulated losses \$'000	Other reserves \$'000	Total reserves \$'000	Total \$'000
Balance at 1 January 2022		125,646	(996)	(21,604)	926	(20,678)	103,972
Profit for the year, representing total comprehensive income for the year		-	-	2,925	-	2,925	2,925
Dividends paid relating to 2021, representing total transactions with owners recognised directly in equity	8	-	-	(2,875)	-	(2,875)	(2,875)
Balance at 31 December 2022		125,646	(996)	(21,554)	926	(20,628)	104,022
Profit for the year, representing total comprehensive income for the year		-	-	2,988	-	2,988	2,988
Dividends paid relating to 2022, representing total transactions with owners recognised directly in equity	8	-	-	(2,875)	-	(2,875)	(2,875)
Balance at 31 December 2023		125,646	(996)	(21,441)	926	(20,515)	104,135

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D. Condensed Interim Consolidated Statement of Cash Flows For the Full Year Ended 31 December 2023

	Notes	Group	
		Full year ended	
		31/12/2023	31/12/2022
		\$'000	\$'000
Operating activities			
Profit before tax		10,661	9,320
Adjustments for:			
Fair value gain of investment properties (net)		(2,095)	(1,243)
Amortisation of other asset	6	108	107
Depreciation of property, plant and equipment		8,052	9,088
Property, plant and equipment written off	6	172	26
Gain on disposal of property, plant and equipment (net)	6	(75)	(8)
Dividend income from financial assets at FVTPL	6	(27)	(35)
Gain on disposal of financial assets at FVTPL (net)	6	(1)	(2)
Loss on fair value adjustment of financial assets at FVTPL (net)	6	45	16
Interest income - fixed deposits	6	(73)	(33)
Interest expense		17,310	11,901
Loss allowance	6	-	162
Write-back of loss allowance	6	-	(497)
Share of results of jointly-controlled entities, net of tax		747	549
Exchange differences		386	955
Operating cash flows before movements in working capital		35,210	30,306
Inventories		-	82
Trade and other receivables		(5,131)	2,291
Trade and other payables		3,846	3,541
Contract assets/liabilities		(3,781)	575
Development properties		19,854	11,513
Cash generated from operations		49,998	48,308
Income tax paid		(3,049)	(2,099)
Net cash from operating activities		46,949	46,209
Investing activities			
Advances to a jointly-controlled entity		(1,880)	(1,280)
Additions to investment property		-	(433)
Investment in a jointly-controlled entity		-	(400)
Proceeds on disposal of financial assets at FVTPL		264	22
Proceeds on disposal of property, plant and equipment		91	8
Payments for property, plant and equipment (Note A)		(3,363)	(598)
Dividend received from financial assets at FVTPL		27	35
Interest received		73	33
Net cash used in investing activities		(4,788)	(2,613)

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D. Condensed Interim Consolidated Statement of Cash Flows (cont'd) for the Full Year Ended 31 December 2023

	Notes	Group	
		Full year ended	
		31/12/2023	31/12/2022
		\$'000	\$'000
Financing activities			
Interest paid		(18,175)	(11,164)
Payment of dividends on ordinary shares	8	(2,875)	(2,875)
Repayment of lease liabilities		(54)	(1,528)
Repayment of bank borrowings		(104,194)	(78,323)
Proceeds from bank borrowings		87,325	56,075
Net cash used in financing activities		(37,973)	(37,815)
Net increase in cash and cash equivalents		4,188	5,781
Cash and cash equivalents at beginning of year		20,949	16,069
Effect of foreign exchange rate changes on the balance of cash held in foreign currencies		(435)	(901)
Cash and cash equivalents at end of year		24,702	20,949

Note A:

During the financial year, the Group acquired property, plant and equipment with an aggregate cost of \$3,593,000 (2022: \$620,000) of which \$230,000 (2022: \$22,000) was financed by means of finance lease. Cash payment of \$3,363,000 was made to purchase property, plant and equipment.

E. Notes to Condensed Interim Financial Statements

1 Corporate information

Amara Holdings Limited (the Company) is incorporated and domiciled in Singapore and whose shares are publicly traded on the Mainboard of the Singapore Exchange.

These condensed interim consolidated financial statements as at and for the six months and for the year ended 31 December 2023 comprise the Company and its subsidiaries (collectively, the Group).

The principal activity of the Company is that of an investment holding company.

The principal activities of the subsidiaries are:

- (a) hotelier and restaurateur;
- (b) property investment, development and provision of construction services;
- (c) investment holding; and
- (d) provision of management and technical advisory services for the management and development of hotels and resorts.

2 Basis of Preparation

The condensed interim financial statements for the six months and for the year ended 31 December 2023 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 interim financial statements for the period ended 30 June 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 dollar which is the Company's functional currency.

2.1 New and amended standards adopted by the Group

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

2.2 Use of judgements and estimates

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

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2022.

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.

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2 Basis of Preparation (cont'd)

2.2 Use of judgements and estimates (cont'd)

Management is of the opinion that there are no critical judgements involved that have a significant effect on the amounts recognised in the financial statements apart from those involving estimates which are dealt with below.

The key assumptions concerning the future, and other key sources of estimation uncertainty at the end of reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

Valuation for investment properties

The Group carries its investment properties at fair value, with changes in fair values being recognised in profit or loss. The Group engaged independent valuation specialists to determine the investment properties' fair values. In determining the fair value, the valuers have used valuation techniques which involve certain estimates. The key assumptions used to determine the fair value of investment properties include market-corroborated capitalisation yield. In relying on the valuation reports, Management has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of current market conditions at the end of reporting period.

The valuation technique and inputs used to determine the fair value of the investment properties are further explained in Note 13.

The carrying amounts of the Group's investment properties at the end of the reporting period are disclosed in Note 13.

Valuation of development properties under development and completed properties for sale

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

When it is probable that the total project costs will exceed the total projected revenue net of selling expenses, i.e. net realisable value, the amount in excess of net realisable value is recognised as an expense immediately.

The process of evaluating the net realisable value for each property is subject to Management's judgement and the effect of assumptions in respect of development plans, timing of sale, the prevailing market conditions and based on recent transacted sales of the existing units as well as similar properties in the surrounding location. Management performs cost studies for each project, taking into account the costs incurred to date, the development status and costs to complete each development project. Any future variation in plans, assumptions and estimates can potentially impact the carrying amounts of the respective properties.

The carrying amount of the Group's development properties at the end of the reporting period is disclosed in Note 10.

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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

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

- Hotel investment and management
- Property investment and development
- Specialty restaurants and food services

Another area of the Group's business comprises investment holding which does not constitute a separate reportable segment.

Management monitors the operating results of its business segments separately for the purpose of making decisions about allocation of resources and assessment of performance of each segment.

Segment results

Performance of each segment is evaluated based on segment profit or loss which is measured differently from the net profit before tax in the consolidated financial statements. Interest income and finance expenses are not allocated to segments as financing is managed on a Group basis.

Segment assets

The amounts provided to Management with respect to total assets are measured in a manner consistent with that of the financial statements. Management monitors the assets attributable to each segment for the purposes of monitoring segment performance and for allocating resources between segments. All assets are allocated to reportable segments other than investments, deferred income tax assets and interest bearing receivables which are classified as unallocated assets.

Segment liabilities

The amounts provided to Management with respect to total liabilities are measured in a manner consistent with that of the financial statements. All liabilities are allocated to the reportable segments based on the operations of the segments other than taxation, deferred income tax liabilities and corporate borrowings. These liabilities are classified as unallocated liabilities.

Geographical segments

The Group operates in three main geographical areas, namely Singapore, the People's Republic of China ("PRC") and Thailand.

The main areas of operations undertaken by the Group in each country are as follows:

- Singapore - hotel investment and management, property investment and development, specialty restaurants and food services
- PRC - hotel investment and management and property investment
- Thailand - hotel investment and management

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4.1 Reportable segments

	Hotel investment and management	Property investment and development	Specialty restaurants and food services	Others	Eliminations	Group
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<u>Second half year from 1 July 2023 to 31 December 2023</u>						
Segment revenue						
Sales to external customers	35,166	29,093	791	4	-	65,054
Intersegment sales/income	1,954	30	-	-	(1,984)	-
Total revenue	<u>37,120</u>	<u>29,123</u>	<u>791</u>	<u>4</u>	<u>(1,984)</u>	<u>65,054</u>
Depreciation and amortisation	(4,047)	(4)	(7)	-	-	(4,058)
Fair value gain of investment properties (net)	-	2,095	-	-	-	2,095
Share of results of jointly- controlled entities	-	(318)	-	-	-	(318)
Other significant non-cash (expense)/income	-	-	-	-	-	-
Segment profit	8,145	9,467	145	29	-	17,786
Interest income						53
Interest expense on borrowings						(8,647)
Unallocated corporate expenses						(484)
Profit before tax						8,708
Taxation						(2,254)
Profit for the period						<u>6,454</u>
Segment assets	249,949	520,044	993	629	-	771,615
Deferred tax assets						703
Total assets						<u>772,318</u>
<i>Segment assets include:</i>						
Investment in jointly-controlled entities	-	9,864	-	-	-	9,864
Additions to - Property, plant and equipment	2,526	3	5	-	-	2,534
Segment liabilities	(13,274)	(16,442)	(151)	(619)	-	(30,486)
Income tax payable						(2,170)
Deferred tax liabilities						(15,129)
Corporate borrowings						(335,221)
Total liabilities						<u>(383,006)</u>

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4.1 Reportable segments (cont'd)

	Hotel investment and management \$'000	Property investment and development \$'000	Specialty restaurants and food services \$'000	Others \$'000	Eliminations \$'000	Group \$'000
<u>Second half year from 1 July 2022 to 31 December 2022</u>						
Segment revenue						
Sales to external customers	30,773	25,698	842	4	-	57,317
Intersegment sales/income	1,605	79	-	-	(1,684)	-
Total revenue	<u>32,378</u>	<u>25,777</u>	<u>842</u>	<u>4</u>	<u>(1,684)</u>	<u>57,317</u>
Depreciation and amortisation	(4,489)	(3)	(10)	-	-	(4,502)
Fair value gain of investment properties (net)	-	1,243	-	-	-	1,243
Share of results of jointly- controlled entities	-	(406)	-	-	-	(406)
Other significant non-cash (expense)/income	(162)	497	-	-	-	335
Segment profit	6,339	9,301	218	17	-	15,875
Interest income						16
Interest expense on borrowings						(7,579)
Unallocated corporate expenses						(246)
Profit before tax						8,066
Taxation						(1,716)
Profit for the period						<u>6,350</u>
Segment assets	252,436	532,646	742	921	-	786,745
Deferred tax assets						634
Total assets						<u>787,379</u>
<i>Segment assets include:</i>						
Investment in jointly-controlled entities	-	8,731	-	-	-	8,731
Additions to - Property, plant and equipment	249	2	10	-	-	261
Segment liabilities	(11,890)	(14,276)	(200)	(304)	-	(26,670)
Income tax payable						(3,346)
Deferred tax liabilities						(13,719)
Corporate borrowings						(352,971)
Total liabilities						<u>(396,706)</u>

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4.1 Reportable segments (cont'd)

	Hotel investment and management	Property investment and development	Specialty restaurants and food services	Others	Eliminations	Group
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Full year from 1 January 2023 to 31 December 2023						
Segment revenue						
Sales to external customers	65,989	47,169	1,774	7	-	114,939
Intersegment sales/income	3,620	70	-	-	(3,690)	-
Total revenue	<u>69,609</u>	<u>47,239</u>	<u>1,774</u>	<u>7</u>	<u>(3,690)</u>	<u>114,939</u>
Depreciation and amortisation	(8,136)	(8)	(16)	-	-	(8,160)
Fair value gain of investment properties (net)	-	2,095	-	-	-	2,095
Share of results of jointly- controlled entities	-	(747)	-	-	-	(747)
Other significant non-cash (expense)/income	-	-	-	-	-	-
Segment profit	13,203	15,060	437	5	-	28,705
Interest income						73
Interest expense on borrowings						(17,310)
Unallocated corporate expenses						(807)
Profit before tax						<u>10,661</u>
Taxation						(3,482)
Profit for the year						<u>7,179</u>
Segment assets	249,949	520,044	993	629	-	771,615
Deferred tax assets						703
Total assets						<u>772,318</u>
<i>Segment assets include:</i>						
Investment in jointly-controlled entities	-	9,864	-	-	-	9,864
Additions to - Property, plant and equipment	3,576	10	7	-	-	3,593
Segment liabilities	(13,274)	(16,442)	(151)	(619)	-	(30,486)
Income tax payable						(2,170)
Deferred tax liabilities						(15,129)
Corporate borrowings						(335,221)
Total liabilities						<u>(383,006)</u>

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4.1 Reportable segments (cont'd)

	Hotel investment and management \$'000	Property investment and development \$'000	Specialty restaurants and food services \$'000	Others \$'000	Eliminations \$'000	Group \$'000
<u>Full year from 1 January 2022 to 31 December 2022</u>						
Segment revenue						
Sales to external customers	49,073	42,990	1,615	7	-	93,685
Intersegment sales/income	2,014	163	-	-	(2,177)	-
Total revenue	<u>51,087</u>	<u>43,153</u>	<u>1,615</u>	<u>7</u>	<u>(2,177)</u>	<u>93,685</u>
Depreciation and amortisation	(9,171)	(4)	(20)	-	-	(9,195)
Fair value gain of investment properties (net)	-	1,243	-	-	-	1,243
Share of results of jointly- controlled entities	-	(549)	-	-	-	(549)
Other significant non-cash (expense)/income	(162)	497	-	-	-	335
Segment profit	5,534	15,628	487	9	-	21,658
Interest income						33
Interest expense on borrowings						(11,901)
Unallocated corporate expenses						(470)
Profit before tax						<u>9,320</u>
Taxation						(2,868)
Profit for the year						<u>6,452</u>
Segment assets	252,436	532,646	742	921	-	786,745
Deferred tax assets						634
Total assets						<u>787,379</u>
<i>Segment assets include:</i>						
Investment in jointly-controlled entities	-	8,731	-	-	-	8,731
Additions to - Property, plant and equipment	586	20	14	-	-	620
Segment liabilities	(11,890)	(14,276)	(200)	(304)	-	(26,670)
Income tax payable						(3,346)
Deferred tax liabilities						(13,719)
Corporate borrowings						(352,971)
Total liabilities						<u>(396,706)</u>

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4.2 Disaggregation of revenue

	Hotel investment and management \$'000	Property investment and development \$'000	Specialty restaurants and food services \$'000	Others \$'000	Group \$'000
<u>Second half year ended 31 December 2023</u>					
Types of goods or services					
Hotel investment and management	35,166	-	-	-	35,166
Sales of completed properties held for sale	-	19,428	-	-	19,428
Rental income of investment properties	-	9,665	-	-	9,665
Food and beverage revenue	-	-	791	-	791
Others	-	-	-	4	4
Total revenue	35,166	29,093	791	4	65,054
Timing of revenue recognition					
At point of time	35,166	19,428	791	4	55,389
Over time	-	9,665	-	-	9,665
Total revenue	35,166	29,093	791	4	65,054
Geographical information					
Singapore	22,814	27,892	791	4	51,501
PRC	8,727	1,201	-	-	9,928
Thailand	3,625	-	-	-	3,625
Total revenue	35,166	29,093	791	4	65,054
	Hotel investment and management \$'000	Property investment and development \$'000	Specialty restaurants and food services \$'000	Others \$'000	Group \$'000
<u>Second half year ended 31 December 2022</u>					
Types of goods or services					
Hotel investment and management	30,773	-	-	-	30,773
Sales of completed properties held for sale	-	16,491	-	-	16,491
Rental income of investment properties	-	9,207	-	-	9,207
Food and beverage revenue	-	-	842	-	842
Others	-	-	-	4	4
Total revenue	30,773	25,698	842	4	57,317
Timing of revenue recognition					
At point of time	30,773	16,491	842	4	48,110
Over time	-	9,207	-	-	9,207
Total revenue	30,773	25,698	842	4	57,317
Geographical information					
Singapore	22,335	24,350	842	4	47,531
PRC	5,603	1,348	-	-	6,951
Thailand	2,835	-	-	-	2,835
Total revenue	30,773	25,698	842	4	57,317

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4.2 Disaggregation of revenue (cont'd)

	Hotel investment and management \$'000	Property investment and development \$'000	Specialty restaurants and food services \$'000	Others \$'000	Group \$'000
Full year ended 31 December 2023					
Types of goods or services					
Hotel investment and management	65,989	-	-	-	65,989
Sales of completed properties held for sale	-	28,111	-	-	28,111
Rental income of investment properties	-	19,058	-	-	19,058
Food and beverage revenue	-	-	1,774	-	1,774
Others	-	-	-	7	7
Total revenue	65,989	47,169	1,774	7	114,939
Timing of revenue recognition					
At point of time	65,989	28,111	1,774	7	95,881
Over time	-	19,058	-	-	19,058
Total revenue	65,989	47,169	1,774	7	114,939
Geographical information					
Singapore	42,287	44,670	1,774	7	88,738
PRC	16,720	2,499	-	-	19,219
Thailand	6,982	-	-	-	6,982
Total revenue	65,989	47,169	1,774	7	114,939
	Hotel investment and management \$'000	Property investment and development \$'000	Specialty restaurants and food services \$'000	Others \$'000	Group \$'000
Full year ended 31 December 2022					
Types of goods or services					
Hotel investment and management	49,073	-	-	-	49,073
Sales of completed properties held for sale	-	24,428	-	-	24,428
Rental income of investment properties	-	18,562	-	-	18,562
Food and beverage revenue	-	-	1,615	-	1,615
Others	-	-	-	7	7
Total revenue	49,073	42,990	1,615	7	93,685
Timing of revenue recognition					
At point of time	49,073	24,428	1,615	7	75,123
Over time	-	18,562	-	-	18,562
Total revenue	49,073	42,990	1,615	7	93,685
Geographical information					
Singapore	35,259	40,113	1,615	7	76,994
PRC	9,827	2,877	-	-	12,704
Thailand	3,987	-	-	-	3,987
Total revenue	49,073	42,990	1,615	7	93,685

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A breakdown of sales:

	2023	Group 2022	Increase/ (Decrease)
	\$'000	\$'000	\$'000
Sales reported for first half year	49,885	36,368	13,517
Operating profit after tax before deducting non-controlling interest for first half year	725	102	623
Sales reported for second half year	65,054	57,317	7,737
Operating profit after tax before deducting non-controlling interest for second half year	6,454	6,350	104

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 2023 and 31 December 2022:

	Group		Company	
	31/12/2023	31/12/2022	31/12/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000
Financial assets				
At amortised cost	49,363	39,421	64,505	64,054
At FVTPL	584	891	148	170
	49,947	40,312	64,653	64,224
Financial liabilities				
Financial liabilities at amortised cost	321,525	336,379	616	301
Lease liabilities	38,503	37,966	-	-
	360,028	374,345	616	301

The carrying amounts of cash and cash equivalents, trade and other receivables and payables approximate their respective fair values due to the relatively short-term maturity of these financial instruments.

The carrying amounts of bank loans and lease liabilities are reasonable approximation of fair values as they are floating rate instruments that are repriced to market interest rates on or near the end of the reporting period.

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6. Profit before tax

6.1 Significant items

Profit before tax is arrived at after crediting/(charging):

	Second half year ended		Change %	Group Full year ended		Change %
	31/12/2023	31/12/2022		31/12/2023	31/12/2022	
	\$'000	\$'000		\$'000	\$'000	
Amortisation of other asset	(54)	(54)	-	(108)	(107)	1
Property, plant and equipment written off	(172)	(24)	NM	(172)	(26)	NM
Gain on disposal of property, plant and equipment (net)	18	-	NM	75	8	NM
Gain/(Loss) on fair value adjustments of financial assets at FVTPL (net)	13	15	(13)	(45)	(16)	NM
Gain on disposal of financial assets at FVTPL (net)	1	-	NM	1	2	(50)
Dividend income from financial assets at FVTPL	11	22	(50)	27	35	(23)
Interest income – fixed deposits	53	16	NM	73	33	NM
Loss allowance	-	(162)	NM	-	(162)	NM
Write-back of loss allowance	-	497	NM	-	497	NM
Foreign exchange loss (net)	(89)	(624)	(86)	(405)	(850)	(52)
Over/(Under) provision of prior year's income tax	135	(1)	NM	105	26	NM

6.2 Related party transactions

There are no material related party transactions for the financial year.

7. 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:

	Second half year ended		Change %	Group Full year ended		Change %
	31/12/2023	31/12/2022		31/12/2023	31/12/2022	
	\$'000	\$'000		\$'000	\$'000	
Tax expense attributable to the results is made up of:						
Current income tax	1,110	1,838	(40)	2,008	2,883	(30)
Deferred income tax	1,279	(123)	NM	1,579	11	NM
	2,389	1,715	39	3,587	2,894	24
(Over)/Under provision in preceding financial years:						
- Current income tax	(135)	1	NM	(135)	(11)	NM
- Deferred income tax	-	-	NM	30	(15)	NM
	2,254	1,716	31	3,482	2,868	21

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8. Dividends

	Group and Company	
	Full year ended	
	31/12/2023	31/12/2022
	\$'000	\$'000
Ordinary dividends		
Final tax exempt dividend of 0.5 cent per share (2022 : 0.5 cent per share) in respect of previous financial year	2,875	2,875

9. Net asset value

	Group		Company	
	31/12/2023	31/12/2022	31/12/2023	31/12/2022
	Cents	Cents	Cents	Cents
Net asset value per ordinary share	67.71	67.95	18.11	18.09

10. Development properties

	Group	
	31/12/2023	31/12/2022
	\$'000	\$'000
Properties under development	16,744	16,340
Completed properties held for sale	61,980	82,238
	78,724	98,578

11. Financial assets at fair value through profit or loss

	Group		Company	
	31/12/2023	31/12/2022	31/12/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000
Quoted equity shares at fair value through profit or loss	584	891	148	170

The investments above pertain to investments in quoted equity securities that offer the Group the opportunity for return through dividend income and fair value gain. They have no fixed maturity or coupon rate. The fair values of these securities are based on closing quoted market prices on the last market day of the financial period. Changes in fair value are recognised in profit or loss "other income" line item.

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12. Intangible assets

	Group	
	31/12/2023	31/12/2022
	\$'000	\$'000
Club memberships	564	564
Less: Impairment loss	(175)	(175)
	389	389
Goodwill	789	789
	1,178	1,178

The Group tests goodwill for impairment annually or more frequently if there are indicators that the intangible asset might be impaired. The recoverable amount of intangible asset is determined from market value of comparable club memberships.

Goodwill acquired in a business combination is allocated to the cash-generating unit ("CGU") that is expected to benefit from that business combination. The carrying amount of the goodwill (net of impairment) relates to the hotel investment and management segment in the People's Republic of China.

13. Investment properties

The Group's investment properties consist of commercial properties, held for long-term rental yields and/or capital appreciation. They are mainly leased to third parties under operating leases.

	Group	
	2023	2022
	\$'000	\$'000
At beginning of year	402,209	407,277
Additions through subsequent expenditure	-	433
Gain from fair value adjustments included in profit or loss	2,095	1,243
Currency realignment	(2,618)	(6,744)
At end of year	401,686	402,209

13.1 Valuation

The Group engages independent qualified external valuers to determine the fair value of the Group's properties at the end of the reporting period based on the property's highest and best use. Discussions on the valuation process, key inputs applied in the valuation approach and the reasons for the fair value changes are held between the management and the independent valuers.

The fair value of the Group's investment properties is determined based on significant unobservable inputs and is categorised under Level 3 of the fair value measurement hierarchy. Level 3 fair value has been derived using the income capitalisation approach where the net rental income after property tax is capitalised at a rate which reflects the present and potential income growth over the unexpired lease term. The most significant input into the income capitalisation valuation approach is the capitalisation rate of 3.25% to 5.93% (2022: 3.25% to 5.78%) per annum.

An increase in capitalisation rate will result in a decrease to the fair value of the investment property.

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14. Property, plant and equipment

During the six months ended 31 December 2023, the Group acquired assets amounting to \$2,534,000 (31 December 2022: \$261,000) and disposed assets amounting to \$181,000 (31 December 2022: \$NIL).

15. Borrowings

Aggregate amount of Group's borrowings and debt securities

	Group	
	31/12/2023	31/12/2022
	\$'000	\$'000
Amount repayable in one year or less, or on demand		
Secured	58,415	79,422
Unsecured	-	-
	58,415	79,422
Amount repayable after one year		
Secured	276,806	273,549
Unsecured	-	-
	276,806	273,549

Details of any collateral

- first mortgages on certain subsidiaries' property, plant and equipment, right-of-use assets and investment properties;
- an assignment in escrow of interest in a subsidiary's lease and rental proceeds from its investment properties and a fixed and floating charge over its assets; and
- corporate guarantee given by the Company and debenture over certain subsidiaries' hotels.

Included in secured borrowings as at 31 December 2023 are current lease liabilities of \$1,773,000 (31 December 2022: \$1,916,000) and non-current lease liabilities of \$36,730,000 (31 December 2022: \$36,050,000) which are secured on the right-of-use assets.

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16. Share capital

	Group and Company			
	31/12/2023		31/12/2022	
	No. of shares issued '000	\$'000	No. of shares issued '000	\$'000
At beginning and end of period	576,936	125,646	576,936	125,646

As at 31 December 2023 and 31 December 2022, the number of ordinary shares in issue was 576,936,000 of which 1,967,800 were held by the Company as treasury shares.

There was no conversion of shares during the financial year.

There are no sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial year reported on.

17. 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 Listing Rule Appendix 7.2

1. Review

The condensed consolidated statement of financial position of Amara Holdings Limited and its subsidiaries as at 31 December 2023 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period and for the year then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the Group

Consolidated Statement of Profit or Loss and Other Comprehensive Income

Full year ended 31 December 2023 ("FY 2023") vs Full year ended 31 December 2022 ("FY 2022")

Group revenue for FY 2023 increased by 23% to \$114.9 million, from \$93.7 million in FY 2022. This was mainly due to higher revenue from the Hotel Investment and Management segment and sales of development properties.

Other income for FY 2023 decreased by 12% to \$1.0 million, from \$1.2 million in FY 2022. Higher other income in FY2022 was mainly due to write-back of loss allowance of S\$0.5 million

Cost of properties sold / consumables used increased from \$21.2 million in FY2022 to \$24.5 million in FY 2023. This was mainly due to higher sales and progressive recognition of development costs in the Property Investment and Development segment.

Staff costs for FY 2023 increased by 36% to \$24.7 million, from \$18.2 million in FY 2022. This was mainly due to increase in headcount in the Hotel Investment and Management segment.

Depreciation charge for FY 2023 decreased by 11% to \$8.1 million, from \$9.1 million in FY 2022. This was mainly due to certain plant and equipment which have been fully depreciated in the year 2022.

Finance costs for FY 2023 increased by 45% to \$17.3 million, from \$11.9 million in FY 2022. This was mainly due to higher interest rate on bank borrowings.

Other expenses for FY 2023 increased by 24% to \$32.0 million, from \$25.8 million in FY 2022. This was mainly due to higher commission and utilities costs.

Income tax expense for FY 2023 increased by 21% to \$3.5 million, from \$2.9 million in FY 2022. This was mainly due to higher tax expense arising from property investment and development segment in FY 2023.

Other comprehensive loss of \$5.7 million and \$14.8 million in FY 2023 and FY 2022 respectively were mainly due to exchange loss on translation of foreign operations in China arising from depreciation of Chinese Yuan (Renminbi) against the Singapore Dollar.

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Statement of Financial Position

Development properties decreased from \$98.6 million as at 31 December 2022 to \$78.7 million as at 31 December 2023, mainly due to sales of development properties during the year.

Bank loans (current and non-current) decreased from \$315.0 million as at 31 December 2022 to \$296.7 million as at 31 December 2023. This was mainly due to repayment of a subsidiary's bank loans.

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

No prospect statement was made.

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

According to the International Monetary Fund's latest World Economic Outlook ('WEO') in January 2024, global growth is projected at 3.1% in 2024 and 3.2% in 2025, well below the historical (2000-19) average of 3.8%.

Singapore economy grew by 1.1% in 2023, moderating from the 3.8% growth in 2022, as announced by the Ministry of Trade and Industry in mid-February 2024. The growth in 2023 was mainly driven by the construction sector and services producing industries. The GDP growth forecast for 2024 has been maintained at 1.0% to 3.0%.

For the Hotel segment, it will continue to see strong recovery in 2024, with both international visitor arrivals and tourism receipts to increase further in 2024. Singapore Tourism Board forecasted visitor arrivals to hit 15 million to 16 million, bringing in approximately \$26.0 billion to \$27.5 billion in tourism receipts in 2024.

For the Residential Properties segment, Urban Redevelopment Authority's real estate statistics released in end January 2024 indicated a 6.8% increase in prices of private residential properties for the full year of 2023, compared with the 8.6% increase in 2022. Demand for private residential properties in Singapore is expected to grow at a slower pace in view of the elevated interest rates.

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5. Dividend information

5a. Current Financial Period Reported on:

Any dividend recommended for the current financial period reported on? Yes

Name of Dividend	Final
Dividend Type	Cash
Dividend per share (in cents)	0.5
Tax rate	Tax exempt

5b. Corresponding Period of the Immediate Preceding Financial Year: Yes

Name of Dividend	Final
Dividend Type	Cash
Dividend per share (in cents)	0.5
Tax rate	Tax exempt

5c. Date Payable:

Date payable will be announced at a later date.

5d. Books Closure Date:

Notice of books closure for determining shareholders entitlement of the proposed dividend will be announced at a later date

6. Interested person transactions

The Group has not obtained a general mandate from shareholders of the Company for Interested Person Transactions.

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7. Disclosure of persons occupying managerial positions who are related to a director, CEO or substantial shareholder

Name	Age	Family relationship with any director, chief executive officer 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
Teo Hock Chuan	70+	Brother of Teo Geok Tin, director Brother of Teo Chew Chuan, substantial shareholder Father of Teo Shao-Lynn, Dawn (Zhang Xiaolin), alternate director to Teo Hock Chuan	<ul style="list-style-type: none"> • Chief Executive Officer of Amara Holdings Limited ("AHL") (1989) • Executive Director of AHL (1982) • Director of majority of the subsidiaries • Manages and oversees the Group 	NIL
Teo Kwee Chuan	70+	Brother of Teo Hock Chuan, director and substantial shareholder Brother of Teo Geok Tin, director Brother of Teo Chew Chuan, substantial shareholder	<ul style="list-style-type: none"> • Director, Property Division (1980) • Director of Thanying Restaurant Singapore Pte. Ltd. (1988) • Director of Julius Estates Pte. Ltd. (1992) • Director of Amara Shanghai Pte. Ltd. (1997) • Director of Shanghai Amara Hotel Co., Ltd. (2004) • Director of Amara Hospitality (Thailand) Co., Ltd. (2013) • In charge of technical matters of the Group 	Ceased to be a Director of Amara Investments (Europe) Pte. Ltd. which has been struck off on 8 January 2024 from the Register of the Companies pursuant to Section 344A of the Companies Act 1967
Teo Geok Tin	60+	Sister of Teo Hock Chuan, director and substantial shareholder Sister of Teo Chew Chuan, substantial shareholder	<ul style="list-style-type: none"> • Company Secretary of AHL (1984) • Director of AHL (1995) • Director/Company Secretary of majority of the subsidiaries • In charge of the Group's corporate affairs which include finance, treasury, company secretarial matters, human resource and administration 	Ceased to be a Director of Amara Investments (Europe) Pte. Ltd. which has been struck off on 8 January 2024 from the Register of the Companies pursuant to Section 344A of the Companies Act 1967 Resigned as Company Secretary of Amara Investments (Europe) Pte. Ltd. from 6 September 2023

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Name	Age	Family relationship with any director, chief executive officer 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
Teo Siew Bee	60+	Sister of Teo Hock Chuan, director and substantial shareholder Sister of Teo Geok Tin, director Sister of Teo Chew Chuan, substantial shareholder Spouse of Lawrence Mok Kwok Wah, director	<ul style="list-style-type: none"> • Group Quality and Systems Manager (1994) • Alternate Director to Teo Peng Chuan in Amara Hotel Properties Pte Ltd (1997) • Alternate Director to Teo Hock Chuan in Creative Investments Pte Ltd (1999) • Alternate Director to Teo Hock Chuan in TTH Development Pte Ltd (2000) • Director of Julius Estates Pte. Ltd. (2004) • Director of Shanghai Amara Hotel Co., Ltd (2005) • Responsible for the Group's management information system, public relations and quality standards 	Ceased to be a Director of Amara Investments (Europe) Pte. Ltd. which has been struck off on 8 January 2024 from the Register of the Companies pursuant to Section 344A of the Companies Act 1967
Teo Shao-Lynn, Dawn (Zhang Xiaolin)	40+	Daughter of Teo Hock Chuan, director and substantial shareholder	<ul style="list-style-type: none"> • Alternate Director to Teo Hock Chuan in Amara Holdings Limited (2023) • Director, Strategic Planning and Corporate Development (2015) Senior Vice President, Amara Hotels and Resorts (2018) 	Appointed as Alternate Director to Teo Hock Chuan on 9 March 2023

8. Additional information pursuant to Rule 706A

Amara Investments (Europe) Pte. Ltd. ("**AIEPL**"), a wholly-owned subsidiary of the Group has been struck off on 8 January 2024 from the Register of the Companies pursuant to Section 344A of the Companies Act 1967. AIEPL had been dormant since it was incorporated on 28 March 2014.

The striking off of AIEPL is not expected to have any material impact on the net tangible assets and earnings per share of the Group for the financial year ended 31 December 2023.

None of the directors or controlling shareholders of the Company has any interest, direct or indirect, in the striking off of AIEPL other than through their shareholdings in the Company.

9. Confirmation that the issuer has procured undertaking from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)

The Company has received undertaking from all its directors and executive officers in the format as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual of the SGX-ST.

AMARA HOLDINGS LIMITED

BY ORDER OF THE BOARD

Ms Teo Geok Tin / Ms Zhan Aijuan

Company Secretaries

28 February 2024