ALSET INTERNATIONAL LIMITED

Condensed unaudited financial statement for the six months ended 30 June 2021

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

Consolidated Statement of Comprehensive Income	Note	6/30/2021 Unaudited	6/30/2020 Unaudited	Increase/ (Decrease)
		S$'000	S$'000	%
Revenue	2.14	16,307	8,354	95
Cost of sales		(10,642)	(6,332)	68
Gross profit		5,665	2,022	180
Other items of income				
Other income	2.15	1,852	2,155	(14)
Finance income		12	17	(29)
Other items of expense				
Research and Development		-	(111)	nm
Administrative expenses		(10,953)	(3,545)	209
Finance costs		(14)	(177)	(92)
Other expenses	2.16	(38,608)	(457)	8,348
Share of joint venture's results (net of tax)		-	-	nm
Loss before tax	2.17	(42,046)	(96)	43,698
Income tax expense		(604)	-	nm
Loss for the period		(42,650)	(96)	44,327
Attributable to:				
Owners of the Company		(43,057)	(36)	119,503
Non-controlling interests		407	(546)	(175)
Loss for the period		(42,650)	(96)	44,327
Other comprehensive income / (loss):				
Net change in fair value of financial asset at FVOCI		-	40	nm
Foreign currency translation		(96)	(895)	(89)
Other comprehensive loss for the period, net of tax		(96)	(855)	(89)
Total comprehensive loss for the period		(42,746)	(951)	4,395
Total comprehensive income / (loss) attributable to:				
Owners of the Company		(43,200)	(748)	5,675
Non-controling interests		454	(203)	(324)
Total comprehensive loss for the period		(42,746)	(951)	4,395
Earnings per share (cents per share)				
Basic and diluted earnings per share		(2.063)	(0.003)	

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

		Announcements			
		Group		Company	
	Note	6/30/2021	12/31/2020	6/30/2021	12/31/2020
Balance Sheets		Unaudited S$'000	Audited S$'000	Unaudited S$'000	Audited S$'000
Non-current assets					
Property, plant and equipment	2.5	330	113	252	21
Investment Properties	2.6	9,180	-	-	-
Right-Of-Use Asset		624	257	198	74
Other Investment		348	203	-	-
Investment in subsidiaries		-	-	210	210
		10,482	573	660	305
Current assets					
Trade and other receivables	2.7	5,613	2,953	33	31
Prepaid operating expenses	2.7	136	94	110	37
Properties under development	2.8	24,244	29,365	-	-
Investment securities	2.9	22,450	59,963	21	21
Derivative assets	2.10	2,755	1,140	-	-
Amounts due from subsidiaries		-	-	48,526	39,427
Bank deposits pledged	2.11	6,448	7,624	-	-
Inventories		72	119	-	-
Cash and cash equivalents	2.11	61,548	22,365	54,178	16,133
		123,266	123,623	102,868	55,649
Total assets		**133,748**	**124,196**	**103,528**	**55,954**
Current liabilities					
Trade and other payables	2.12	11,224	12,026	3,790	3,542
Lease Liability		642	257	198	74
Loans and borrowings	2.13	318	228	-	-
		12,184	12,511	3,988	3,616
Net current assets		111,082	111,112	98,880	52,033
Non-current liability					
Loans and borrowings	2.13	-	841	-	-
		-	841	-	-
Total liabilities		**12,184**	**13,352**	**3,988**	**3,616**
Net assets		**121,564**	**110,844**	**99,540**	**52,338**
Equity attributable to owners of the Company					
Share capital		186,572	131,985	186,572	131,985
Other reserves		3,736	3,308	(902)	(902)
Foreign currency translation reserve		(87)	56	-	-
Accumulated losses		(69,979)	(26,922)	(86,130)	(78,745)
		120,242	108,427	99,540	52,338
Non-controlling interests		1,322	2,417	-	-
Total equity		**121,564**	**110,844**	**99,540**	**52,338**
Total equity and liabilities		**133,748**	**124,196**	**103,528**	**55,954**

1(c) A statement of cash flows (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial period.

Consolidated Cash Flow Statement	6/30/2021 Unaudited S$'000	6/30/2020 Unaudited S$'000
Operating activities		
Loss before tax	**(42,046)**	**(96)**
Adjustments for:-		
Depreciation of property, plant and equipment	23	17
Depreciation of right-of-use assets	221	220
Performance Share Awards	-	1,198
Withholding tax expense	261	264
Fair value gain on derivative asset	(1,615)	-
Fair value losses on investment securities at FVTPL	39,942	193
Unrealised exchange gain	(1,667)	(1,934)
Gain on disposal of other investment	-	(3)
Finance income	(12)	(17)
Interest expense	13	177
Interest expense on lease liability	1	-
Total adjustments	37,167	115
Operating cash flows before changes in working capital	**(4,879)**	**19**
Changes in working capital:-		
Change in trade and other receivables	(2,660)	(74)
Change in prepaid operating expenses	(42)	27
Change in inventory	47	113
Change in properties under development	4,288	(2,611)
Change in trade and other payables	(1,421)	3,978
Cash flows (used in) / generated from operations	**(4,667)**	**1,452**
Income tax paid	(604)	-
Net cash flows (used in) / generated from operating activities	**(5,271)**	**1,452**
Investing activities		
Purchase of property, plant and equipment	(113)	(6)
Purchase of investment properties	(9,180)	-
Investment in other investment	(143)	(14)
Interest received	12	17
Proceeds from partial disposal of subsidiaries, net of cash disposed	428	79
Proceeds from disposal of other investment	-	416
Net cash flows (used in) / generated from investing activities	**(8,996)**	**492**

	6/30/2021	6/30/2020
	Unaudited	Unaudited
	S$'000	S$'000
Financing activities		
Proceeds from loans and borrowings	92	942
Proceeds from issuance of ordinary shares	54,587	872
Advances from a director	-	284
Principal element of lease payment	(203)	(227)
Repayment of lease interest	(1)	-
Capital element of hire purchase contract payment	(3)	-
Repayment of loans and borrowings	(856)	-
Dividends paid to non-controlling interests	(1,549)	-
Change in bank deposits pledged	1,307	491
Interest Paid	(13)	(4)
Net cash generated from financing activities	**53,361**	**2,358**
Net increase in cash and cash equivalents	**39,094**	**4,302**
Effect of exchange rate changes on cash and cash equivalent	**89**	**315**
Cash and cash equivalents at beginning of financial period	**22,365**	**3,877**
Cash and cash equivalents at end of financial period	**61,548**	**8,494**

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

The Group (Unaudited)	Attributable to owners of the Company								Non-controlling interests	Total equity
	Share capital	Other reserves				Foreign currency translation reserve	Accum'd losses	Equity attributable to owners of the Company		
		Merger reserve	Other reserve	Fair value reserve	Share option reserve					
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Balance at 1 January 2021	131,985	1,480	1,613	-	215	56	(26,922)	108,427	2,417	110,844
Loss for the period	-	-	-	-	-	-	(43,057)	(43,057)	407	(42,650)
Foreign currency translation	-	-	-	-	-	(143)	-	(143)	47	(96)
Total comprehensive income (loss) for the period	-	-	-	-	-	(143)	(43,057)	(43,200)	454	(42,746)
Issuance of new ordinary shares pursant to exercise of 2016 warrants	5,605	-	-	-	-	-	-	5,605	-	5,605
Issuance of new ordinary shares pursant to exercise of 2017 warrants	48,982	-	-	-	-	-	-	48,982	-	48,982
Cash distribution to non-controlling interests	-	-	-	-	-	-	-	-	(1,549)	(1,549)
Disposal of a subsidiary without loss in control	-	-	428	-	-	-	-	428	-	428
Balance at 30 Jun 2021	**186,572**	**1,480**	**2,041**	**-**	**215**	**(87)**	**(69,979)**	**120,242**	**1,322**	**121,564**
Balance at 1 January 2020	104,924	1,480	2,034	(40)	173	(46)	(83,215)	25,310	(381)	24,929
Loss for the period	-	-	-	-	-	-	(36)	(36)	(60)	(96)
Net change in fair value of financial asset at FVOCI	-	-	-	40	-	-	-	40	-	40
Foreign currency translation	-	-	-	-	-	(752)	-	(752)	(143)	(895)
Total comprehensive income (loss) for the period	-	-	-	40	-	(752)	(36)	(748)	(203)	(951)
Share Awards to Employees and Directors	2,401	-	(1,203)	-	-	-	-	1,198	-	1,198
Issuance of new ordinary shares pursant to exercise of 2016 warrants	80	-	-	-	-	-	-	80	-	80
Issuance of new ordinary shares pursant to exercise of 2017 warrants	792	-	-	-	-	-	-	792	-	792
Disposal of a subsidiary without loss in control	-	-	79	-	-	-	-	79	-	79
Balance at 30 June 2020	**108,197**	**1,480**	**910**	**-**	**173**	**(798)**	**(83,251)**	**26,711**	**(584)**	**26,127**

The Company (Unaudited)	Share capital (Note)	Other reserve	Share option reserve	Accum'd losses	Total equity
	S$'000	S$'000	S$'000	S$'000	S$'000
Balance at 1 January 2021	131,985	(1,117)	215	(78,745)	52,338
Loss net of tax, representing total comprehensive income for the period	-	-	-	(7,385)	(7,385)
Issuance of new ordinary shares pursant to exercise of 2016 warrants	5,605	-	-	-	5,605
Issuance of new ordinary shares pursant to exercise of 2017 warrants	48,982	-	-	-	48,982
Balance at 30 June 2021	186,572	(1,117)	215	(86,130)	99,540
Balance at 1 January 2020	104,924	-	173	(74,105)	30,992
Loss net of tax, representing total comprehensive income for the period	-	-	-	146	146
Share Awards to Employees and Directors	2,401	(1,203)	-	-	1,198
Issuance of new ordinary shares pursant to exercise of 2016 warrants	80	-	-	-	80
Issuance of new ordinary shares pursant to exercise of 2017 warrants	792	-	-	-	792
Balance at 30 June 2020	108,197	(1,203)	173	(73,959)	33,208

Note:

On 21 October 2016, 139,098,617 Rights Shares and 695,493,085 Warrants were allotted and issued by the Company pursuant to the renounceable non-underwritten rights issue at an issue price of S$0.04 for each rights share, on the basis of one (1) rights share for every three (3) existing shares held by the shareholders of the Company as at the books closure date, and the issue of free detachable warrants, each carrying the right to subscribe for one (1) new ordinary share at an exercise price of S$0.04 for each exercised share, on the basis of five (5) warrants for every one (1) rights share subscribed for.

The Company has on 5 April 2017 completed the Proposed Conversion following the allotment and issuance of 372,855,000 Conversion Shares at the Conversion Price of S$0.040 for each Conversion Share and the issuance of 1,864,275,000 free detachable 2017 Warrants, each carrying the right to subscribe for one (1) Exercised Share at an Exercise Price of S$0.048 for each Exercised Share, on the basis of five (5) 2017 Warrants for every one (1) Conversion Share allotted and issued to Hengfai Business Development Pte. Ltd., an associate of Mr Chan Heng Fai, a Director and Controlling Shareholder of the Company.

The Company has granted 42,778,600 share awards to eligible participants under the Singapore eDevelopment Limited Performance Share Plan. The 42,778,600 share awards granted under the Singapore eDevelopment Limited Performance Share Plan comprise 35,278,600 share awards granted to Directors of the Company and 7,500,000 share awards granted to employees of the Group. 7,500,000 new ordinary shares in the capital of the Company has been allotted and issued to employees of the Group without any cash consideration on 11 May 2020 under the Company's Performance Share Plan. The share awards granted to employees of the Group under the Performance Share Plan has vested on the same date. 35,278,600 new ordinary shares in the capital of the Company has been allotted and issued to Directors of the Group without any cash consideration on 8 June 2020 under the Company's Performance Share Plan. The share awards granted to Directors of the Group under the Performance Share Plan has vested on the same date.

The Company has proposed to grant 1,500,000 share awards to Mr. Chan Tung Moe and it was approved by the shareholders on 9 September 2020. There are some criteria needed to be met before granting the share and the vesting period is six months and the shares were issued in 1H2021.

2. Condensed interim notes to the financial statements

2.1 Corporate information

The Company is incorporated as a limited liability company and domiciled in the Republic of Singapore. The Company was listed on the Catalist Board of the Singapore Exchange Securities Trading Limited ("SGX–ST") on 5 July 2010.

The registered office and principal place of business of the Company is located at 7 Temasek Boulevard #29–01B, Suntec Tower One, Singapore 038987.

The immediate holding company is HengFai Business Development Pte. Ltd which is incorporated in Singapore. The ultimate holding company is HFE Holdings Limited which is incorporated in Hong Kong.

The principal activity of the Company is that of investment holding. The principal activities of the Company and its subsidiaries (the "Group") are property development, info-tech related, investment and biomedical businesses.

2.2 Basis of preparation

The condensed interim financial statements for the six months ended 30 June 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 2020.

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 2.3.

The condensed interim financial statements are presented in Singapore dollar which is the Company's functional currency.

2.3 New and amended standards adopted by the Group

The Group has adopted the new and revised Singapore Financial Reporting Standards (International) ("SFRS(I)") and Interpretations of Financial Reporting Standards ("INT FRS") that are relevant to its operations and are effective for the financial periods beginning on or after 1 January 2021. The adoption of these new and revised SFRS (I) and INT FRS did not result in material adjustments to the Group's financial statements for the financial period ended 30 June 2021.

2.4. 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 2020.

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.

2.5 Property, plant & equipment

The Group purchased additional motor vehicle, office & computer equipment totaling S$0.24 million, and the Group's fixed assets depreciated by S$0.023 million during 1H2021.

2.6 Investment properties

The Group's subsidiary, Alset EHome, Inc. signed thirty separate Purchase Agreements to acquire 30 homes in Montgomery County, Texas, during 1H2021. By 30 June 2021, the purchase of all the 30 homes were closed with the purchase cost of US$6.8 (S$9.2) million. All of these purchased homes are properties for rent.

2.7 Trade and other receivables and prepaid operating expenses

	The Group		The Company	
	1H2021	FY2020	1H2021	FY2020
	$'000	$'000	$'000	$'000
Trade receivables	1,574	1,806	-	-
Other receivables				
– Promissory note	298	282	-	-
– Related party	46	-	-	-
– Third parties	3,308	777	-	-
	5,226	2,865	-	-
Amounts due from subsidiaries (non–trade)	-	-	48,526	39,427
	5,226	2,865	48,526	39,427
Refundable deposits	387	88	33	31
Trade and other receivables	5,613	2,953	48,559	39,458
Prepaid operating expenses	136	94	94	37
Total	5,749	3,047	48,653	39,495

2.8 Properties under development

The Group's properties under development in the U.S. include Black Oak in Houston, Texas and Ballenger Run in Frederick, Maryland. The Group also has a property under development in Mandurah, Western Australia.

Related costs comprised land purchase costs and other costs such as project financing, project management, development, and construction.

Properties under development decreased by S$5.1 million from S$29.4 million in FY2020 to S$24.2 million in 1H2021 mainly due to the capitalisation of additional development and financing costs of S$2.4 million and translation gain of S$0.6 million, offset by the sales of properties amounting to S$8.1 million.

2.9 Investment securities

	The Group		The Company	
	1H2021	FY2020	1H2021	FY2020
	$'000	$'000	$'000	$'000
Quoted equity securities (classified as FVTPL)	22,450	10,161	21	21
Convertible preferred stocks (classified as FVTPL)	-	49,802	-	-
	22,450	59,963	21	21

	Quoted equity securities		Convertible preferred stocks	
	1H2021	FY2020	1H2021	FY2020
	$'000	$'000	$'000	$'000
Opening	10,161	577	49,802	-
Additions	1,650	4,771	-	58,737
Conversion of preferred stocks to common stocks	39,026	3,641	(39,026)	(3,641)
Foreign exchange difference	538	-	241	-
Fair value changes	(28,925)	1,172	(11,017)	(5,294)
	22,450	10,161	-	49,802

2.10 Derivative asset

	The Group		The Company	
	1H2021	FY2020	1H2021	FY2020
	$'000	$'000	$'000	$'000
Derivative asset	2,755	1,140	-	-

Derivative asset represents the exercisable warrants that gives Biohealth Water Inc., a wholly owned subsidiary of the Group, the right to subscribe and purchase common stock in an investee. The warrant does not entitle the holder to any voting rights, dividends or other rights as a stockholder of the investee prior to the exercise thereof.

2.11 Cash and bank deposits

	The Group		The Company	
	1H2021	FY2020	1H2021	FY2020
	$'000	$'000	$'000	$'000
Cash and cash equivalents	61,548	22,365	54,178	16,133
Bank deposits pledged	6,448	7,624	-	-
	67,996	29,989	54,178	16,133

As a condition to the loan agreement with the Manufacturers and Traders Trust Company ("M&T Bank"), the Company is required to maintain a minimum of US$2,600,000 in an interest–bearing account maintained by the lender as additional security for the loans. The fund is required to remain as collateral for the loan for the Ballenger Run project until the loan is paid off in full and the loan agreement terminated. The Group also has an escrow account with M&T Bank to deposit a portion of cash proceeds from lot sales. The fund in the escrow account is specifically used for the payment of the loan from M&T Bank. The fund is required to remain in the escrow account for the loan payment until the loan agreement terminates. As of 30 June 2021 and 31 December 2020, the total balance of these two accounts was US$4,757,477 and US$5,729,067, respectively.

2.12 Trade and other payables

	The Group		The Company	
	1H2021	FY2020	1H2021	FY2020
	$'000	$'000	$'000	$'000
Current				
Trade payables	463	472	5	1
Other payables				
– Third parties	979	548	-	-
Amount due to directors (non-trade)	19	19	-	-
Accrued payroll expenses		23	-	23
Consultancy fee payable		-	-	-
Contract liabilities	3,283	3,387	-	-
Royalty payable		-	-	-
Commission payable	407	333	-	-
Accrued professional fees	168	205	48	106
Deposit received	728	1,669	-	-
Withholding tax payable	5,320	5,028	3,614	3,379
Other accruals	659	342	123	33
Total current trade and other payables	11,224	12,026	3,790	3,542
Total current trade and other payables	11,224	12,026	3,790	3,542
Loans and borrowings	318	1,069	-	-
Lease liabilities	642	257	198	74
Deposit received	(728)	(1,669)	-	-
Withholding tax payable	(5,320)	(5,028)	(3,614)	(3,379)
Contract liabilities	(3,283)	(3,387)	-	-
Total financial liabilities at amortised cost	2,853	3,268	374	237

2.13 Loans and borrowings

	As at 6/30/2021 (Unaudited)		As at 12/31/2020 (Audited)	
	Secured S$'000	Unsecured S$'000	Secured S$'000	Unsecured S$'000
Amount repayable in one year or less, or on demand				
Floating Rate AUD Loan	226	-	228	-
Floating Rate USD Loan	-	92	-	-
Amount repayable in one year or less, or on demand	226	92	228	-
Amount repayable after one year				
Floating Rate USD Loan	-	-	841	-
Amount repayable after one year	-	-	841	-
Total Loans and Borrowings	226	92	1,069	-

The outstanding loans of the Group as of 30 June 2021 are as follows:

- On 17 April 2019, for Ballenger Run project, the Group entered into a Development Loan Agreement with Manufacturers and Traders Trust Company ("M&T Bank") in the principal amount not to exceed at any one time outstanding of the sum of US$8.0 (S$11.2) million, with a cumulative loan advance amount of US$18.5 (S$25.8) million, and is repayable within 36 months. The interest rate is based on one month LIBOR plus 375 basis points. The Group was also provided with a Letter of Credit ("L/C") Facility in an aggregate amount of up to US$0.9 (S$1.3) million. The annual L/C commission will be 1.5% per annum on the face amount of the L/C. Other standard lender fees will apply in the event L/C is drawn down. Repayment of the Loan Agreement is secured by US$ 2.6 (S$3.6) million collateral fund and a Deed of Trust issued to the

Lender on the property owned by the Group. Prior to full settlement of the loan, the Group is required to make principal repayment equal to 75% of property sales. As of 30 June 2021, there is no outstanding loan balance.

- A$0.6 (S$0.6) million short-term loan was drawn down from an Australian financial institution for land purchases for the development in Mandurah (South of Perth), Western Australia. In September 2017, one of the property has been sold and A$0.4 (S$0.4) million short-term loan has been repaid. As of 30 June 2021, the outstanding balance is S$0.2 million. The loan is secured by a mortgage against the land and personal guarantees from Mr. Chan Heng Fai, the CEO of the Company and the executive director of SeD Perth Pty. Ltd. The loan bears a variable interest rate, currently at 4.48% per annum, determined as a weighted average of various prevailing market rates and in May 2021, the loan was renegotiated to be repayable on 20 April 2022.

- On 11 February 2021, SeD Development Management LLC, one of our subsidiaries, entered into a term note with M&T Bank with a principal amount of US$0.07 (S$0.09) million pursuant to the Paycheck Protection Program ("PPP Term Note") under the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act"). The PPP Term Note is evidenced by a promissory note. The PPP Term Note bears interest at a fixed annual rate of 1.00%, with the first sixteen months of principal and interest deferred or until we apply for the loan forgiveness. As of 30 June 2021, the outstanding balance is S$0.1 million. The PPP Term Note is unsecured and guaranteed by the United States Small Business Administration. The Company may apply to M&T Bank for forgiveness of the PPP Term Note, with the amount which may be forgiven equal to at least 60% of payroll costs and other eligible payments incurred, calculated in accordance with the terms of the CARES Act. At this time, we are not in a position to quantify the portion of the PPP Term Note that will be forgiven.

- On 18 June 2020, Alset iHome Inc. (previously known as SeD Home Inc. and then SeD Home & REITs Inc.), entered into a Loan Agreement with M&T Bank. Pursuant to this Loan Agreement, M&T Bank provided a non-revolving loan to Alset iHome Inc. in an aggregate amount of up to US$2,990,000. Repayment of this loan is secured by a deed of trust issued to the Lender on the property owned by certain subsidiaries of Alset iHome Inc. The maturity date of this loan is 1 May 2022. As of 30 June 2021, there is no outstanding loan balance.

2.14 Revenue

Revenue mainly relates to the sale of properties, securities trading income, membership fee income and sale of biomedical health and wellness products.

The Group	1H2021	1H2020
	$'000	$'000
Sales of properties	10,950	6,841
Sales of biomedical products	1,332	480
Membership fees	3,814	1,033
Securities trading income	211	-
	16,307	8,354

Disaggregation of revenue from contracts with customers

The Group derives revenue from the transfer of goods and services at a point in time or over time for the following lines of business and geographical regions. Revenue is attributed to countries by geographical areas of operations.

	United States of America		South Korea		Hong Kong	Singapore	
	Sales of properties	Sales of biomedical products	Sales of biomedical products	Membership fees	Securities Trading Income	Management fees	Total Revenue
	$'000	$'000	$'000	$'000		$'000	$'000
1H2021							
Over time	-	-	-	3,814	-	-	3,814
At a point of time	10,950	-	1,332	-	211	-	12,493
	10,950	-	1,332	3,814	211	-	16,307
1H2020							
Over time	-	-	-	1,033	-	-	1,033
At a point of time	6,841	-	480	-	-	-	7,321
	6,841	-	480	1,033	-	-	8,354

2.15 Other Income

	1H2021	1H2020
	$'000	$'000
Unrealized forex gain	1,668	1,935
Other operating income	184	220
	1,852	2,155

2.16 Other Expenses

	1H2021	1H2020
	$'000	$'000
Withholding tax	261	264
Net fair value loss on finanical assets	38,327	193
Other operating expenses	20	-
	38,608	457

2.17 Loss before taxation

Profit before tax from operations is arrived at after charging/(crediting) the following:

	Group		
	6/30/2021 Unaudited	6/30/2020 Unaudited	Increase / (Decrease)
	S$'000	S$'000	%
Loss for the period is arrived at:			
After charging/(crediting):			
Depreciation of property, plant and equipment	23	17	35
Depreciation of right-of-use assets	221	220	1
Performance share awards	-	1,198	(100)
Finance cost	14	177	(92)
Withholding tax expenses	261	264	(1)
Unrealised foreign exchange gain	(1,667)	(1,934)	(14)
Net fair value loss on finanical assets	38,327	193	19,759
Finance income	(12)	(17)	(29)

2.18 Operating segment

The following table provides an analysis of the Group's revenue from external customers based on the products and services where revenue is generated:

Sales revenue by products and services

	Operating segments				Non-operating Segments	Elimination	Total
	Property Development	Investment Business	Information Technology Business	Biomedical Business	Corporate and others		
	1H2021 $'000	1H2021 $'000	1H2021 $'000	1H2021 $'000	1H2021 $'000	1H2021 $'000	1H2021 $'000
Revenue	10,950	211	-	5,146	-	-	16,307
Segment result							
Segment profit/(loss) from operation	1,984	3,613	(136)	(38,421)	(9,084)	-	(42,044)
Finance income	-	22	-	1	847	(859)	11
Finance expenses	(13)	-	-	-	-	-	(13)
Net Profit/(loss) before tax	1,971	3,635	(136)	(38,420)	(8,237)	(859)	(42,046)
Income tax	(604)	-	-	-	-	-	(604)
Net Profit/(loss) for the year	1,367	3,635	(136)	(38,420)	(8,237)	(859)	(42,650)
Additions of property plant and equipment	3	-	-	-	239	-	242
Depreciation of plant and equipment	2	13	-	-	8	-	23
Depreciation of right-of-use assets	77	48	-	-	96	-	221
Net fair value losses on investment securities	-	(1,457)	-	41,399	-	-	39,942
Fair Value Gain on derivative asset	-	(1,615)	-	-	-	-	(1,615)
Unrealised loss/(gain)	-	(140)	43	(719)	(851)	-	(1,667)
Assets							
Segment assets	47,062	8,058	1,994	24,316	106,398	(54,080)	133,748
Liabilities:							
Segment liabilities	57,494	12,164	3,046	9,053	14,408	(83,980)	12,185

	Operating segments				Non-operating Segments	Elimination	Total
	Property Development	Investment Business	Information Technology Business	Biomedical Business	Corporate and others		
	1H2020 $'000	1H2020 $'000	1H2020 $'000	1H2020 $'000	1H2020 $'000	1H2020 $'000	1H2020 $'000
Revenue	6,841	-	-	1,513	-	-	8,354
Segment result							
Segment profit/(loss) from operation	708	547	(133)	156	(1,214)	-	64
Finance income	10	20	-	-	861	(873)	18
Finance expenses	-	-	-	(16)	(174)	12	(178)
Net Profit/(loss) before tax	718	567	(133)	140	(527)	(861)	(96)
Income tax	-	-	-	-	-	-	-
Net Profit/(loss) for the year	718	567	(133)	140	(527)	(861)	(96)
Additions of property plant and equipment	6	-	-	-	-	-	6
Depreciation of plant and equipment	2	14	-	-	1	-	17
Depreciation of right-of-use assets	79	52	-	-	89	-	220
Net fair value losses on investment securities	-	193	-	-	-	-	193
Fair Value Gain on derivative asset	-	-	-	-	-	-	-
Unrealised loss/(gain)	-	(253)	79	4	(1,764)	-	(1,934)
Assets							
Segment assets	50,553	2,058	207	2,123	46,777	(46,352)	55,366
Liabilities:							
Segment liabilities	61,078	8,451	1,967	10,651	23,134	(76,044)	29,237

Geographical information

Revenue and non-current assets information based on the geographical location of the Group's operations are as follows:

	1H2021	1H2020
	$'000	$'000
Revenue		
United States of America	10,950	6,841
Korea	5,146	1,513
Hong Kong	211	-
	16,307	8,354
Non-current assets		
Singapore	530	181
United States of America	9,750	142
Hong Kong	202	125
	10,482	448

Non–current assets information presented above consist of property, plant and equipment, right–of–use assets and other investment as presented in the statement of financial position.

3. Other Information required by listing rules

3.1 Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles as, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

(Please refer to paragraph 1(d)(i) above for information in relation to changes in the Company's share capital.)

	Number of shares	Share Capital (S$'000)
As at 30 June 2021 (unaudited)	2,931,991,400	186,572
As at 30 June 2020 (unaudited)	1,225,212,884	108,197

Types of Convertibles	Number of Outstanding Convertibles	Number of Shares that may be issued on conversion of all outstanding convertibles
As at 30 June 2021		
1. Share Options under CSOS	1,061,333	1,061,333
2. 2016 Warrants	23,986,735	23,986,735
3. 2017 Warrants	577,318,017	577,318,017
As at 30 June 2020		
1. Share Options under CSOS	1,061,333	1,061,333
2. 2016 Warrants	458,808,268	458,808,268
3. 2017 Warrants	1,847,775,000	1,847,775,000

140,124,471 2016 warrants and 1,020,456,983 2017 warrants were exercised during 1H2021.

The number of shares after the conversion of all outstanding convertibles is 3,534,357,485.

The Company does not have any treasury shares and subsidiary holdings as at 30 June 2021 and 30 June 2020.

3.2 To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

	Number of shares
As at 30 June 2021 (unaudited)	2,931,991,400
As at 31 December 2020 (audited)	1,769,909,946

The Company did not have any treasury shares as at 30 June 2021 and 31 December 2020.

3.3 A statement showing all sales, transfers, disposals, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable. The Company does not have treasury shares during and as at the end of the current financial period reported on.

3.4 A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

Not applicable. The Company does not have subsidiary holdings during and as at the end of the current financial period reported on.

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

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

5. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

6. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

The Group has adopted the same accounting policies and methods of computation in the financial statements for the current financial period as those used in the Group's most recently audited financial statements for the financial year ended 31 December 2020 ("**FY2020**"), except as disclosed in paragraph 5 below.

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

The Group has adopted the new and revised Singapore Financial Reporting Standards (International) ("SFRS(I)") and Interpretations of Financial Reporting Standards ("INT FRS") that are relevant to its operations and are effective for the financial periods beginning on or after 1 January 2021. The adoption of these new and revised SFRS (I) and INT FRS did not result in material adjustments to the Group's financial statements for the financial period ended 30 June 2021.

8 Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends

Loss Per Ordinary Share	Group	
	6/30/2021 (Unaudited)	6/30/2020 (Unaudited)
Loss net of tax attributible to the owners of the Company (S$000)	(43,057)	(36)
Weighted average number of shares ('000)	2,087,476	1,174,123
Basic and diluted loss per ordinary share (Singapore cents)	(2.063)	(0.003)

The basic loss per ordinary share as of 30 June 2021 and 2020 was computed by dividing the loss net of tax attributable to owners of the Company by the weighted average number of ordinary shares.

† *The basic and diluted loss per ordinary share are the same as the outstanding convertibles as of 30 June 2020 and 2021 are anti-dilutive.*

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

	Group		Company	
	06/30/2021 (Unaudited)	12/31/2020 (Audited)	06/30/2021 (Unaudited)	12/31/2020 (Audited)
Net Asset Value (S$'000)	121,564	110,844	99,540	52,338
No of shares ('000)	2,931,991	1,769,910	2,931,991	1,769,910
Net Asset value per ordinary share (Singapore cents)	4.15	6.26	3.39	2.96

The net asset value per ordinary share as of 30 June 2021 and 31 December 2020 were computed based on the net assets of the Group and the Company as at the end of the respective financial periods and based on 2,931,991,400 and 1,769,909,946 ordinary shares in issue as at the end of the respective financial period.

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

Review of Statement of Comprehensive Income
Six Months ended 30 June 2021 ("1H2021") vs Six Months ended 30 June 2020 ("1H2020")

The Group's operations comprise Property Development, Info-Tech Related, Investment and Biomedical Businesses.

In 1H2021, the Group's revenue and gross profit is mainly attributable to:

a. The Group revenue increased from S$8.4 million in 1H2020 to S$16.3 million in 1H2021 mainly due to revenue generated from Ballenger Run project of S$11.0 million in 1H2021. It generated S$2.8 million gross profit from the sale of 58 lots.

b. The Group's subsidiary, HWH World Inc., ("HWH") conducts the distribution of products through network marketing. HWH recorded S$5.1 million revenue and S$2.6 million gross profit in 1H2021. The network marketing platform business reported S$1.7 million net profit before tax in 1H2021 because the Group managed to secure a good profit margin in Korea.

c. The Group's subsidiary, BMI Capital Partners International Limited ("BMI") generated S$0.2 million revenue and gross profit in 1H2021 under the investment business.

Other income decreased to S$1.9 million in 1H2021 from S$2.2 million in 1H2020 mainly due to the decrease in unrealised foreign exchange gains of S$0.3 million.

Finance income decreased from S$0.02 in 1H2020 to to S$0.01 million in 1H2021 due to the decrease in interest income received from the bank deposit.

There is no research and development ("R&D") expense in 1H2021 due to the disposal of Impact Biomedical Inc ("Impact") in FY2020. In 1H2020, the R&D expense was incurred for the R&D consulting fees.

Administrative expenses increased to S$11.0 million in 1H2021 from S$3.5 million in 1H2020 mainly due to an increase in directors' remuneration of S$8.1 million, offset by a decrease in corporate expense of S$0.6 million.

Finance costs decreased from S$0.2 in 1H2020 to S$0.01 million in 1H2021 mainly due to a decrease in interest paid to the loan from the director of S$0.2 million.

Other expenses of $0.5 million in 1H2020 comprised $0.3 million withholding tax and $0.2 million fair value loss of financial assets. In 1H2021, the other expenses of S$38.6 million comprised S$0.3 million withholding tax and S$38.3 million fair value loss of financial assets mainly due to the decrease in the share price of Document Security Systems, Inc.

Depreciation of right-of-use assets slightly increased to S$0.221 million from S$0.220 million due to the increase in right-of-use asset.

Income tax expense of S$0.6 million is related to the profits generated from the operations in Korea.

Review of Balance Sheet
As at 30 June 2021 vs 31 December 2020

a) Property, plant & equipment

Property, plant & equipment increase from S$0.1 million in FY2020 to S$0.3 million in 1H2021 mainly due to the purchase of the additional motor vehicle, office & computer equipment totaling S$0.24 million in 1H2021, and the Group's fixed assets depreciated by S$0.023 million during 1H2021.

b) Investment properties

The Group's subsidiary, Alset EHome, Inc. signed thirty separate Purchase Agreements to acquire 30 homes in Montgomery County, Texas, during 1H2021. By 30 June 2021, the purchase of all the 30 homes were closed with the purchase cost of US$6.8 (S$9.2) million. All of these purchased homes are properties for rent.

c) Right-of-use Asset

The operating lease right-of-use asset of S$0.6 million is the Group's right to use the rental premises over the life of a lease and recorded as an asset. The increase in right-of-use asset was due to the tenancy agreement being renewed in 1H2021.

d) Other investment

Other investment increased from S$0.2 million in FY2020 to S$0.3 million in 1H2021 mainly due to the S$0.1 million investment in Vector Com Co., Ltd.

e) Trade and other receivables and prepaid operating expenses

Trade and other receivables and prepaid operating expenses increased by S$2.7 million to S$5.7 million in 1H2021 from S$3.0 million in FY2020 mainly due to the increase in receivables of S$2.1 million from the investment business and S$0.3 million from the property development business.

f) Properties under development

The Group's properties under development in the U.S. include Black Oak in Houston, Texas and Ballenger Run in Frederick, Maryland. The Group also has a property under development in Mandurah, Western Australia.

Related costs comprised land purchase costs and other costs such as project financing, project management, development, and construction.

Properties under development decreased by S$5.1 million from S$29.4 million in FY2020 to S$24.2 million in 1H2021 mainly due to the capitalisation of additional development and financing costs of S$2.4 million and translation gain of S$0.6 million, offset by the sales of properties amounting to S$8.1 million.

g) Investment securities

Investment securities decreased by S$37.5 million to S$22.5 million in 1H2021 from S$60.0 million in FY2020 mainly due to the fair value loss of S$41.8 million in DSS common stock, offset by a fair value gain of S$0.8 million in American Premium Water Corp stock and unrealized forex gain of S$1.0 million.

In 1H2021, the Group purchased 6.5 million shares of Value Exchange International Inc for a consideration of S$0.9 million and recognized a fair value gain of S$0.9 million.

The Group invested in various marketable securities through BMI with a fair value of S$0.8 million as of 30 June 2021.

h) Derivative assets

The increase in derivative assets from S$1.1 million in FY2020 to S$2.8 million in 1H2021 was due to the fair value gain on derivative assets amounting to S$1.6 million in 1H2021.

i) Bank deposits pledged

The bank deposits pledged decreased to S$6.4 million in 1H2021 from S$7.6 million in FY2020 mainly due to the decrease in money held by M&T bank from the sales of lots of S$1.2 million for Ballenger Run project.

j) Inventories

The decrease in inventories from S$0.12 million in FY2020 to S$0.07 million in 1H2021 amounting to S$0.1 million was related to the increased distribution of the biomedical health and wellness products through the direct selling website in 1H2021.

k) Trade and other payables

Trade and other payables decreased by S$0.8 million to S$11.2 million in 1H2021 from S$12.0 million in FY2020 mainly due to a decrease in payables relating to the biomedical business of S$0.1 million and a decrease in payables relating to the property business of S$0.9 million, offset by an increase in payables relating to the corporate expenses of S$0.2 million.

l) Lease liability

The operating lease liability of S$0.6 million is a lessee's obligation to pay the landlord for the use of the property over the life of the lease and recorded as liability under the new accounting standard. The increase in lease liability was due to the tenancy agreement being renewed in 1H2021.

m) Loans and borrowings (Current)

Loans and borrowings of S$0.3 million comprised S$0.1 million PPP Term Note and S$0.2 million loan for the Mandurah development in Perth.

Loans and borrowings increase of S$0.1 million from S$0.2 million in FY2020 to S$0.3 million in 1H2021 was because the Group entered into a term note with M&T Bank with a principal amount of US$0.07 (S$0.1) million pursuant to the PPP Term Note under the CARES Act on 11 February 2021.

n) Loans and borrowings (Non-Current)

Loans and borrowings decrease of S$0.8 million from S$0.8 million in FY2020 to nil in 1H2021 was due to the non-revolving loan from M&T Bank being fully repaid in 1H2021.

o) Working capital

The decrease of S$0.03 million from S$111.11 million in FY2020 to S$111.08 million in 1H2021 in working capital relates to the decrease in current assets of S$0.36 million and the decrease in the current liabilities of S$0.33 million.

The current assets movement is mainly attributed to the increase in trade and other receivables of S$2.6 million, derivative assets of $1.6 million and cash and cash equivalents of S$39.2 million, offset by the decrease in properties under development of S$5.1 million, investment securities of S$37.5 million and S$1.2 million in bank pledged deposit.

The decrease in current liabilities from S$12.5 million in FY2020 to S$12.2 million in 1H2021 is attributed to the decrease in trade and other payables of S$0.8 million mitigated by an increase in lease liability of $0.4 million, and increase in loan and borrowings of S$0.1 million.

Review of Consolidated Cash Flow Statement

Cash and cash equivalents increased by S$53.0 million to S$61.5 million in 1H2021 from S$8.5 million in 1H2020.

Operating Activities

The Group had a net cash outflow of S$4.9 million from its operating activities before changes in working capital. This mainly relates to the loss before tax of S$42.0 million and the adjustments of the non-cash items, including S$39.9 million fair value loss on financial assets, S$0.3 million withholding tax expense, and S$0.2 million depreciation of right-of-use assets, offset by S$1.6 million fair value gain on derivative asset and S$1.7 million unrealised foreign exchange gain.

The decrease in the working capital adjustment of S$0.2 million is mainly due to the S$4.3 million decrease in properties under development, offset by S$2.7 million increase in trade and other receivables and S$1.4 million decrease in trade and other payables.

Net cash used in operating activities increased to S$5.3 million in 1H2021 from S$1.5 million net cash generated from operating activities in 1H2020 after taking into account the income tax paid of S$0.6 million in 1H2021.

Investing Activities

Net cash used in investing activities of S$9.0 million is mainly due to the purchase of property, plant, and equipment of S$0.1 million, purchase of investment property of S$9.2 million, and investment in other investment of S$0.1 million, offset by the proceeds from partial disposal of subsidiaries of S$0.4 million.

Financing Activities

Net cash generated from financing activities for 1H2021 amounted to S$53.4 million due to:

(i) the proceeds from the loan and borrowings of S$0.1 million;
(ii) the proceeds from the issuance of shares arising from the exercise of the Company's unlisted warrants of S$54.6 million; and
(iii) the decrease in bank pledged deposit of S$1.3 million, offset by
(iv) the principal element of lease liability of S$0.2 million;
(v) repayment of loans and borrowings of S$0.9 million; and
(vi) dividends paid to non-controlling interests of S$1.5 million.

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

The Group had on 11 August 2021 issued a performance guidance announcement cautioning shareholders that the Group expects to report a loss for 1H2021.

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

In view of the economic disruptions caused by the COVID-19 Pandemic, the Group will continue to adopt a prudent approach and carefully review its operations to ensure that its operating costs and strategies are aligned with market expectations in the new normal. The Group will make efforts in adapting to remote working across teams and locations and wearing masks at work, while continuing to advance its business agenda. The Group has received S$0.04 million subsidy from the Singapore's Jobs Support Scheme and is recorded as other income in 1H2021.

International Property Development

Construction activities at the Group's two U.S. land subdivision projects, Ballenger Run and Lakes at Black Oak, continue to progress.

The Group continues to develop and deliver lots at Ballenger Run in accordance with the lot purchase agreements between SeD Maryland, LLC and NVR Inc ("NVR"). In 1Q2021 NVR purchased 27 lots for a total of approximately US$3.78 million and in 2Q2021 NVR purchased 31 lots for a total of approximately US$4.42 million. YTD, NVR purchased 58 lots for a total of approximately US$8.2 million. As of 31 July 2021, the Group has 27 lots remaining to sell to NVR and we expect sales to remain strong throughout the year.

For the Lakes at Black Oak project, as previously announced, section 1, consisting of 124 lots were sold to Houston LD, LLC in FY2019 who operates a business under the brand Rausch Coleman Homes. Due to strong sales, Rausch Coleman Homes has completed and sold all homes in section 1 by the end of 1H2021.

The future development timeline of Black Oak will be based on multiple conditions, including the amount of funds which may be raised from capital markets, the loans we may secure from third party financial institutions, and government reimbursements which may be received.

In addition to the completion of our current projects, we intend to seek additional land development projects in diverse regions across the United States. Such projects may be within both the for-sale and for-rent markets, and we may expand from residential properties to other property types. We will consider projects in diverse regions across the United States. However, Alset EHome and its management and consultants have longstanding relationships with local owners, brokers, managers, lenders, tenants, attorneys, and accountants to help it source deals throughout Maryland and Texas. Alset EHome will continue to focus on off-market deals and raise appropriate financing.

We may enter into the business of building homes with the intention of owning and renting those homes would provide an opportunity for the Group to create value by (i) acquiring properties for horizontal and vertical development; (ii) providing fee generation via property management and leasing; and (iii) capturing rent escalations over long term periods.

On 15 March and 11 May 2021, Alset EHome, Inc. signed thirty separate Purchase Agreements to acquire 30 homes in Montgomery County, Texas. By June 30, 2021, the purchase of all the 30 homes were closed with the purchase cost of US$6.8 million. All of these purchased homes are properties for rent.

The Group is reviewing plans for potential additional fundraising to fund single family rental operations and the acquisition of additional real estate projects.

Biomedical Business

HWH, a company was incorporated in Korea in March 2019 and started to conduct the distribution of products through direct sales distribution in late 2019. HWH has reported S$4.0 million in revenue in 1H2021. The company has since expanded into most major cities in South Korea and plans to continue supporting those markets for future growth.

Despite the continuous challenges of Coronavirus throughout the past year, HWH continues to grow while focusing on its core business as a platform aimed at helping the many people affected economically to earn a supplemental income by sharing and referring, best-in-class health and personal care products in our HWH Marketplace to friends, family, and other prospective customers through social media and other technology channels. HWH plans to increase their product and service offering throughout the upcoming year while introducing hi-tech support tools, ie. the HapiGig app, designed

to aid and assist members on an individual basis to grow their personal business through "sharing-commerce" in the Gig Economy.

IT-Related Businesses

The Company continues to develop and beta test the GigWorld Mobile App, which is designed to transform the traditional direct selling company to tap into Gig Economy digital transformation. GigWorld Inc has beta tested the GigWorld Mobile App in Korea, Malaysia, and the USA successfully and is planning to commercialize the App in the second half of 2021.

In addition, the Company has taken a minority investment in a Point of Sales Service and Solution company in Hong Kong and is planning to jointly develop a reward point exchange program serving the Asia market primarily. The development allows GigWorld to provide a solution of the Reward Point Exchange program integrating with Point of Sales Equipment.

Investment Business

The Company has invested in two US listed companies shares and the company will continue to explore potential investment in the coming year.

In compliance with Singapore Exchange Limited's Catalist Rule 706(A), Acquisitions and Realisations, the Company has made a separate announcement on 13 August 2021 titled "UPDATES ON SUBSIDIARIES OF THE GROUP". Shareholders can refer to the aforementioned announcement on SGXNet for more details.

13. Dividend

If a decision regarding dividend has been made:-

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

None.

(b) (i) Amount per share ..... cents

Not applicable.

(b) (ii) Previous corresponding period ..... cents

Not applicable.

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

Not applicable.

(d) The date the dividend is payable.

Not applicable.

(e) The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined.

Not applicable.

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

The Company recorded a net loss, and consequently, no dividend has been declared or recommended for the financial period ended 30 June 2021.

15. Update on the use of proceeds

Proceeds from 2016 Right Cum Warrants Issue

	Percentage of Net Proceeds before the Re-allocation (%)	Percentage of Net Proceeds after the Re-allocation (%)	Percentage allocation (%)	Amount of Net Proceeds: In accordance with percentage allocation (S$'000)	Amount of Net Proceeds: Utilised (S$'000)	Amount of Net Proceeds: Unutilised (S$'000)
Funding the Group's property development projects	25 to 30	25 to 50	25	8,106	(6,712)	1,394
Fund of the Group's IT Business	20 to 25	10 to 25	10	3,243	(2,741)	502
Funding the Group's Investment Business	1 to 5	1 to 5	5	1,621	(1,621)	-
General Working Capital	5 to 50	5 to 80	60	19,455	(10,772)	8,683
			100	32,425	(21,846)	10,579

The funds received to date in 2021 from the exercise of the 2016 warrants is S$5.6 million.

An aggregate amount of S$10.8 million had been used in the General Working Capital of the Group, and details of principal disbursements are set out below:

	The Group (S$'000)
Professional Fee	2,017
Consultation Fee	283
Payroll	2,595
Director Fees	383
Director Salary	300
Rental, office expenditure and other operating expenses	1,305
Performance bond	611
BioMedical	710
Short Term Loan to iGalen USA LLC	568
Repayment of Director's Loan	2,000
	10,772

The use of proceeds has been used in accordance with the stated use.

Proceeds from 2017 Warrants Issue

		Amount of Net Proceeds		
	Percentage allocation (%)	In accordance with percentage allocation (S$'000)	Utilised (S$'000)	Unutilised (S$'000)
General Working Capital	100	75,934	(18,543)	57,391
	100	75,934	(18,543)	57,391

The funds received to date in 2021 from the exercise of the 2017 warrants is S$63.1 million.

An aggregate amount of S$18.5 million had been used in the General Working Capital of the Group, and details of principal disbursements are set out below:

	The Group (S$'000)
Professional Fee	165
Payroll	430
Director Fees	91
Director Remuneration	7,979
Rental, office expenditure and other operating expenses	112
Property Development Business	10
Investment Business	2,436
BioMedical	43
Repayment of Director's Loan	7,277
	18,543

The use of proceeds has been used in accordance with the stated use.

16. Interested Person Transactions (unaudited) – 1H2021

The Group has not obtained a general mandate for IPTs.

Mr. Chan Heng Fai had provided a personal guarantee for the short-term loan of A$0.63 million from an Australian financial institution for the Mandurah development in Perth.

Save as disclosed above, the Group did not have other interested person transactions exceeding the S$100,000 threshold.

17. Confirmation Pursuant to Rule 705(5) of the Listing Manual

The Board has confirmed that to the best of its knowledge, nothing has come to its attention which may render the unaudited interim financial results of the Group comprising the balance sheets (Group and Company), consolidated statement of comprehensive income, statement of changes in equity (Group and Company) and consolidated statement of cash flows, the accompanying notes, and other information stated in this annoucement for the financial period ended 30 June 2021 to be false or misleading in any material respect.

18. Undertaking confirmation pursuant to Rule 720(1)

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

BY ORDER OF THE BOARD

Chan Tung Moe
Executive Director and Co-Chief Executive Officer
13 August 2021

This announcement has been reviewed by the Company's Sponsor, Hong Leong Finance Limited. It has not been examined or approved by the Exchange, and the Exchange assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Ms. Vera Leong, Vice President, Hong Leong Finance Limited, at 16 Raffles Quay, #01-05 Hong Leong Building, Singapore 048581, telephone (+65) 6415 9881.