

1H2021 Unaudited Financials

4 August 2021

Consolidated statements of financial position

	Group ¹	
	30 June 2021 US\$'000	31 December 2020 US\$'000
Assets		
Property, plant and equipment	20,369	20,151
Intangible assets	416,012	410,465
Associates and joint ventures ²	1,416,616	1,023,868
Financial assets	609,847	654,263
Financial derivative assets	14,740	–
Deferred tax assets	1,436	1,347
Trade and other receivables	7,167	1,987
Contract costs	520	570
Prepayments	947	1,200
Total non-current assets	2,487,654	2,113,851
Financial assets	64,298	54,222
Financial derivative assets	53	–
Trade and other receivables	240,377	162,962
Contract costs	98	98
Prepayments	3,767	2,884
Cash and cash equivalents	544,326	311,419
	852,919	531,585
Assets held for sale	94,292	7,763
Total current assets	947,211	539,348
Total assets	3,434,865	2,653,199

Note 1: The consolidated statements of financial position include results of LOGOS. ARA's interest in LOGOS as at 30 June 2021 is 52%

Note 2: Associates and joint ventures comprise the Group's strategic investments in Cromwell Property Group, Kenedix, Inc., ARA US Hospitality Trust, the Manager of Hui Xian REIT and equity interests in certain private funds managed by the Group (including funds managed by Logos Property Group ("LOGOS") and Venn Partners LLP)

Consolidated statements of financial position (cont'd)

	Group	
	30 June 2021 US\$'000	31 December 2020 US\$'000
Equity		
Share capital	1,711	1,497
Reserves	731,433	212,565
Perpetual securities	704,764	704,860
Retained earnings	347,174	588,118
Equity attributable to equity holders of the Company	1,785,082	1,507,040
Non-controlling interests	385,548	331,562
Total equity	2,170,630	1,838,602
Liabilities		
Loans and borrowings	1,014,918	447,341
Trade and other payables	16,066	15,693
Contingent consideration payables	–	2,302
Deferred tax liabilities	33,979	11,815
Total non-current liabilities	1,064,963	477,151
Loans and borrowings	33,196	39,761
Trade and other payables	91,312	264,037
Contingent consideration payables	29,095	16,747
Current tax payable	14,547	16,901
	168,150	337,446
Liabilities directly associated with the assets held for sale	31,122	–
Total current liabilities	199,272	337,446
Total liabilities	1,264,235	814,597
Total equity and liabilities	3,434,865	2,653,199

Consolidated statements of profit or loss

For the six months ended 30 June

	Group³ 30 June	
	2021 US\$'000	2020⁴ US\$'000
Fee revenue	216,616	90,519
Co-investment income	14,421	12,756
Finance income	6,617	3,340
Share of profit of equity-accounted investees, net of tax ⁵	54,367	4,178
Other income	3,593	3,022
Other income	78,998	23,296
Total income	295,614	113,815
Employee-related costs	(60,860)	(30,560)
Legal and professional fees	(9,893)	(7,438)
Property related expenses	(3,762)	(3,545)
Administrative expenses	(17,855)	(5,995)
Depreciation and amortisation	(6,690)	(4,538)
Fair value gains/(losses) and exchange differences	12,430	(4,469)
Finance costs	(11,238)	(5,592)
Total expenses	(97,868)	(62,137)
Transaction costs and one-off (expenses)/income	3,205	(11,088)
Profit before tax	200,951	40,590
Tax expense	(34,627)	(12,221)
Profit for the period	166,324	28,369

Note 3: The consolidated profit and loss statements include results of LOGOS. ARA's interest in LOGOS as at 30 June 2021 is 52%

Note 4: The financial results for the half year 30 June 2020 included adjustments that were passed subsequent to the finalisation of the audit for FY2020

Note 5: Comprise the Group's proportionate share of profits of Cromwell Property Group, Kenedix, Inc., ARA US Hospitality Trust, the Manager of Hui Xian REIT, certain private funds managed by the Group (including funds managed by LOGOS and Venn Partners LLP)

Consolidated statements of profit or loss (cont'd)

For the six months ended 30 June



	Group 30 June	
	2021 US\$'000	2020 US\$'000
Profit attributable to:		
Equity holders of the Company	109,569	6,287
Perpetual securities holders	19,433	18,573
Non-controlling interests	37,322	3,509
Profit for the period	<u>166,324</u>	<u>28,369</u>
Earnings per share		
Basic and diluted earnings per share (cents)	<u>8.87</u>	<u>0.63</u>

Consolidated statements of other comprehensive income

For the six months ended 30 June



	Group	
	2021 US\$'000	2020 US\$'000
Profit for the period	166,324	28,369
Other comprehensive income		
<i>Items that will not be reclassified to profit or loss:</i>		
Net fair value changes in financial assets carried at fair value through other comprehensive income ("FVOCI")	43,742	(89,149)
Share of fair value reserve of associates and joint ventures	–	(1,689)
<i>Items that are or may be reclassified subsequently to profit or loss:</i>		
Foreign currency translation differences relating to financial statements of foreign operations	(18,507)	(36,426)
Share of other comprehensive income of associate and joint ventures	71	5,378
Other comprehensive income for the period, net of tax	25,306	(121,886)
Total comprehensive income for the period	191,630	(93,517)
Total comprehensive income attributable to:		
Equity holders of the Company	119,480	(110,758)
Perpetual securities holders	19,433	18,573
Non-controlling interests	52,717	(1,332)
Total comprehensive income for the period	191,630	(93,517)

Consolidated statements of cash flows

For the six months ended 30 June



	Group	
	2021 US\$'000	2020 US\$'000
Cash flows from operating activities		
Profit for the period	166,324	28,369
Adjustments for:		
Amortisation of intangible assets	3,050	1,927
Bad debts written off	178	–
Depreciation of property, plant and equipment	3,641	2,611
Distribution income	(14,421)	(11,923)
Dividends received/receivable in units	659	–
Gain on fair value of financial derivative assets	(14,705)	–
Interest expense	11,238	5,591
Interest income	(6,617)	(3,340)
Loss on derecognition of right-of-use assets	11	–
(Gain)/loss on disposal of property, plant and equipment	5	(2)
(Gain)/loss on partial disposal of interest in an associate	(576)	4,408
(Gain)/loss on partial disposal of interest in a joint venture	(404)	–
(Gain)/loss on partial disposal of financial assets	(2,404)	(81)
Management fees received/receivable in units of real estate investment trusts	(33,236)	(28,343)
Net (gain)/loss on fair value of financial assets	(1,931)	6,837
Share of profit of associates and joint ventures	(54,367)	(4,178)
Tax expense	34,627	12,221
	91,072	14,097
Change in trade and other receivables	(92,112)	36,821
Change in trade and other payables	(67,931)	(7,362)
Cash used in operations	(68,971)	43,556
Distribution income received	14,093	11,923
Proceeds from sale of units in real estate investment trusts	28,190	311
Tax paid	(14,469)	(9,449)
Net cash (used in)/from operating activities	(41,157)	46,341

Consolidated statement of cash flows (cont'd)

For the six months ended 30 June

	Group	
	2021 US\$'000	2020 US\$'000
Cash flows from investing activities		
Acquisition of right-of-use assets	(3,472)	–
Capital contributions in associates and joint ventures	(155,812)	(6,160)
Dividends received from associates and joint ventures	33,282	15,631
Interest received	6,309	713
Net cash outflows arising from acquisition of subsidiaries	(18,690)	(208,821)
Proceeds from disposal of financial assets	27,000	–
Proceeds from disposal of property, plant and equipment	6	–
Proceeds from partial disposal in an associate	4,608	14,769
Proceeds from redemption of financial assets	42,618	6,243
Purchase of assets held for sale	(38,372)	–
Purchase of financial assets	(68,191)	(16,899)
Purchase of financial derivative assets	(53)	–
Purchase of property, plant and equipment	(841)	(286)
Purchase of intangible assets	(800)	(87)
Net cash used in investing activities	(172,408)	(194,897)
Cash flows from financing activities		
Advances from immediate holding company	–	622,073
Contributions from non-controlling interests	–	118,635
Dividends paid to ordinary shareholders	(343,705)	–
Dividends paid to non-controlling interests	(8)	(84)
Distributions paid to perpetual securities holders	(19,529)	(18,634)
Interest paid	(11,214)	(5,097)
Issue of ordinary shares	501,199	–
Payment of lease liabilities	(2,208)	(1,235)
Proceeds from loans and borrowings	894,383	3,571
Repayment of advances from immediate holding company	(182,796)	(402,746)
Repayment of loan from immediate holding company	–	(45,617)
Repayment of loans and borrowings	(389,200)	(47,074)
Net cash from financing activities	446,922	223,792
Net increase in cash and cash equivalents	233,357	75,236
Cash and cash equivalents at 1 January	311,419	163,558
	544,776	238,794
Effect of exchange rate fluctuations on cash held	(450)	5,452
Cash and cash equivalents at 30 June	544,326	244,246

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