LOW KENG HUAT (SINGAPORE) LIMITED (Reg. No. 196900209G)

Unaudited Second Half ("2H") and Full Year ("FY") Financial Statements For the Period Ended 31 January 2021

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENT OF HALF YEARLY RESULTS

1(a)(i) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Note	2H 2021 31/01/2021 $'000	2H 2021 31/01/2020 $'000	Increase / (Decrease) %	FY 2021 31/01/2021 $'000	FY 2021 31/01/2020 $'000	Increase / (Decrease) %
Revenue	1	50,491	29,464	71	73,351	46,710	57
Cost of sales	2	(44,323)	(21,792)	103	(60,909)	(32,315)	88
Gross profit		6,168	7,672	(20)	12,442	14,395	(14)
Other income	3	5,193	16,403	(68)	7,419	19,142	(61)
Interest income	4	2,496	3,841	(35)	5,200	7,124	(27)
Distribution costs	5	(4,655)	(1,245)	n.m.	(5,263)	(1,644)	n.m.
Administrative costs	6	(4,626)	(4,023)	15	(9,196)	(8,476)	8
Other operating expenses	7	(2,914)	(1,325)	120	(5,735)	(2,165)	165
Finance costs	8	(3,939)	(5,914)	(33)	(9,151)	(9,757)	(6)
Profit/(loss) from operations		(2,277)	15,409	n.m.	(4,284)	18,619	n.m.
Share of results of associated companies and joint ventures	9	(794)	(2,894)	(73)	53,025	(4,911)	n.m.
Profit/(loss) before taxation		(3,071)	12,515	n.m.	48,741	13,708	n.m.
Taxation	10	(226)	(703)	(68)	(869)	(1,510)	(42)
Profit/(loss) after taxation for the period		(3,297)	11,812	n.m.	47,872	12,198	n.m.
Attributable to:							
Owners of the parent	11	(3,143)	11,960	n.m.	48,736	12,768	n.m.
Non-controlling interests		(154)	(148)	4	(864)	(570)	52
		(3,297)	11,812	n.m.	47,872	12,198	n.m.
Earnings per share (cents)							
- basic		(0.43)	1.62	n.m.	6.60	1.73	n.m.
- diluted		(0.43)	1.62	n.m.	6.60	1.73	n.m.

n.m.: Not Meaningful

A statement of comprehensive income (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	2H 2021 31/01/2021 $'000	2H 2021 31/01/2020 $'000	Increase / (Decrease) %	FY 2021 31/01/2021 $'000	FY 2021 31/01/2020 $'000	Increase / (Decrease) %
Net profit/(loss) for the period	(3,297)	11,812	n.m.	47,872	12,198	n.m.
Other comprehensive income/(expense) after tax						
Items that will not be reclassified to profit and loss:						
Fair value gain/(loss) on financial assets at FVOCI (net of tax at Nil%)	1,046	816	28	(2,596)	2,182	n.m.
Exchange differences on translation of the financial statements of foreign entities (net)	219	(117)	n.m.	397	(223)	n.m.
Items that are or may be reclassified subsequently to profit and loss:						
Exchange differences on translation of the financial statements of foreign entities (net)	1,505	(990)	n.m.	3,468	(2,071)	n.m.
Total other comprehensive income/(expense) for the period, net of tax	2,770	(291)	n.m.	1,269	(112)	n.m.
Total comprehensive income/(expense) for the period	(527)	11,521	n.m.	49,141	12,086	n.m.
Total comprehensive income/(expense) attributable to:						
Owners of the parent	(592)	11,786	n.m.	49,608	12,879	n.m.
Non-controlling interests	65	(265)	n.m.	(467)	(793)	(41)
Total comprehensive income/(expense) for the period	(527)	11,521	n.m.	49,141	12,086	n.m.

n.m.: Not Meaningful

(a)(ii) Notes to the income statement

1 Revenue increased by $26.7M to $73.4M in current year from $46.7M in previous year. It increased by $21.0M to $50.5M in 2H current year from $29.5M in 2H previous year. Increase in revenue was mainly from Development segment of $32.6M offset by decreases in Hotel and Investment segments of $5.0M and $0.9M respectively. Development revenue increased due to sales at Uptown @ Farrer which was launched for sale in Q3 previous year. As at 31 Jan 2021, 48 out of 116 units were sold at average price $1,873 psf. The decrease in revenue of $5.0M in Hotel segment was mainly due to lower occupancy and temporary business shutdowns as a result of lockdowns imposed in Australia and Singapore to contain spread of COVID-19 pandemic. Citadines Balestier commenced business in Q3 previous year and its average occupancy was 80% for current year. The decrease in revenue in Investment segment was mainly due to rental rebates of $2.4M granted to tenants at the retail malls at Paya Lebar Square and BT Centre offset by increase in construction revenue of $1.6M at Dalvey Haus. The rental rebates were granted due to the lockdowns imposed by Singapore government to prevent the spread of COVID-19 pandemic.

2 Cost of sales increased by $28.6M to $60.9M in current year from $32.3M in previous year. It increased by $22.5M to $44.3M in 2H current year from $21.8M in 2H previous year. The increase in cost of sales was mainly due to sales at Uptown @ Farrer and full year operation at Citadines Balestier offset by wage credits received at Duxton Hotel Perth. Gross profit decreased by $2.0M to $12.4M in current year from $14.4M in previous year mainly due to lower revenue in Hospitality and Investment segments and higher cost of sales in Development segment.

3 Other income decreased by $11.7M to $7.4M in current year from $19.1M in previous year. It decreased by $11.2M to $5.2M in 2H current year from $16.4M in 2H previous year. The decrease in other income was mainly due to absence of write-back of provision of impairment in previous year of $14.9M at Citadines Balestier and decrease in dividend income of $1.0M. The decrease is offset by the increase in other income from receipt of property tax rebates of $2.2M and cash grant of $1.2M from our retail malls at Paya Lebar Square and BT Centre. In addition the Group received $1.1M from the government for Job Support Scheme to help support workers during the lockdowns imposed during current year.

4 Interest income decreased by $1.9M to $5.2M in current year from $7.1M in previous year. It decreased by $1.3M to $2.5M in 2H current year from $3.8M in 2H previous year. The decrease was mainly due to lower fixed deposit interest and lower junior bond interest income. Junior bond of $32.0M was fully redeemed on 30 June 2020 upon sale of 50% of Huatland Development Pte Ltd ("Huatland") equity interest in Perennial Shenton Holdings Pte Ltd ("PSH") which ultimately owned AXA Tower.

5 Distribution costs increased by $3.7M to $5.3M in current year from $1.6M in previous year. It increased by $3.5M to $4.7M in 2H current year from $1.2M in 2H previous year. The increase was due to increase in sales agent commission at Uptown @ Farrer and showflat cost at Klimt Cairnhill.

6 Administrative costs increased by $0.7M to $9.2M in current year from $8.5M in previous year. It increased by $0.6M to $4.6M in 2H current year from $4.0M in 2H previous year. Increase was due to increase in unutilised annual leave staff cost and full year expenses incurred at Citadines Balestier and BT Centre. Citadines Balestier and BT Centre commenced business in Q3 previous year.

7 Other operating expenses increased by $3.5M to $5.7M in current year from $2.2M in previous year. It increased by $1.6M to $2.9M in 2H current year from $1.3M in 2H previous year. The increase was mainly due to property tax refund of $1.6M granted to tenants at Paya Lebar Square retail mall, provision for impairment loss on Right-of-use assets and Property, plant and equipment of $1.6M at Carnivore and provision for doubtful debts of $0.6M at Paya Lebar Square retail mall.

8 Finance costs decreased by $0.6M to $9.2M in current year from $9.8M in previous year. It decreased by $2.0M to $3.9M in 2H current year from $5.9M in 2H previous year. The decrease was mainly due to lower interest at Paya Lebar Square retail mall offset by higher interest incurred at Citadines Balestier, BT Centre and Uptown @ Farrer.

9 Share of results of associated companies and joint ventures increased to $53.0M in current year from negative $4.9M in previous year. Share of loss of associated companies and joint ventures decreased to $0.8M in 2H current year from $2.9M in 2H previous year. The increase was mainly due to the sale of 50% of Huatland's equity interest in PSH which ultimately owned AXA Tower in 1H current year. Huatland, a wholly owned subsidiary of the Company, owns 20% equity interest in Perennial Shenton Investors Pte. Ltd. ("PSI"). PSI owns 100% equity stake in PSH who in turns owns 100% equity stake in Perennial Shenton Property Pte. Ltd. ("PSP"). PSP is the owner of AXA Tower, a 50-storey landmark Grade A office development with a retail podium strategically located in Shenton Way.

On 6 May 2020, PSI disposed of 100% of its equity interest in PSH and transfer its shareholders' loan outstanding as at 30 June 2020 to Alibaba Singapore Holding Private Limited ("Alibaba Singapore"), and PRE 13 Pte Ltd ("P13") in equal share. Alibaba Singapore is a subsidiary of Alibaba Group Holding Limited, and P13 is a new joint venture comprising the original consortium of investors, led by Perennial Real Estate Holdings Limited ("Perennial"). Huatland holds an equity interest of 20 % in P13 and an effective interest of 10% in PSH as at 30 June 2020. P13 and Alibaba Singapore then entered into an agreement for the redevelopment of AXA Tower.

AXA Tower currently has an existing gross floor area ("GFA") of approximately 1.05 million square feet. Based on Urban Redevelopment Authority's Master Plan 2019, AXA Tower had already secured an approved uplift in its gross plot ratio which would increase the development's existing GFA to approximately 1.24 million square feet. Approval had also been obtained to further increase AXA Tower's GFA to 1.55 million square feet should it integrate hotel and residential usage under the CBD Incentive Scheme.

The consideration for the share sale is based on the net asset value of PSH as at 30 June 2020, calculated based on the agreed property price of AXA Tower at $1.68 billion. The consideration was subject to certain adjustments for the net asset value of PSH and was determined after arm's length negotiations between PSI and Alibaba Singapore.

Huatland received total cash proceeds of $67.2M including redemption of junior bonds of $32.0M. After the completion of capital reduction process in Q4 current year, total shareholder loan granted by Huatland to P13 was $59.8M while cost of investment and share of operating profit in PSI was $0.4M s at 31 Jan 2021. Gain on sale of 50% Huatland's equity stake in PSH was $50.2M.

As stated in the announcement dated 6 May 2020, the new joint venture with Alibaba Singapore is to redevelop AXA Tower. The redevelopment project would require partial reinvestment of proceeds received from the divestment. Depending on the final development plans and financing arrangement, the maximum equity required by the new joint venture to redevelop AXA Tower was estimated to be $114.1M based on Huatland's proportionate equity share and would be financed internally and through bank borrowings.

10 The basis of tax computation is set out below:

	2H 2021 31/01/2021 $'000	31/01/2020 $'000	Increase / (Decrease) %	FY 2021 31/01/2021 $'000	31/01/2020 $'000	Increase / (Decrease) %
- current	(219)	(704)	(69)	(858)	(1,497)	(43)
- foreign tax	(7)	1	n.m.	(11)	(13)	(15)
	(226)	(703)	(68)	(869)	(1,510)	(42)

Taxation decreased by $0.6M to $0.9M in current year from $1.5M in previous year. It decreased by $0.5M to $0.2M in 2H current year from $0.7M in 2H previous year. The decrease was due to decrease in taxable profits from all segments.

11 Net profit attributable to shareholders increased by $35.9M to $48.7M in current year from $12.8M in previous year. It decreased to negative $3.1M in 2H current year from $12.0M in 2H previous year. The increase was mainly due to higher profit in Investment segment due to gain on sale of 50% of equity interest in AXA Tower offset by lower profits in Hotel and Development segments. The net profit attributable to shareholders would have been negative $1.5M if gain on sale of 50% equity stake in AXA Tower is excluded.

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

	Group		Increase/	Note	Company	
	31/01/2021	31/01/2020	(Decrease)		31/01/2021	31/01/2020
	$'000	$'000			$'000	$'000
ASSETS						
Non-current assets						
Investment properties	314,475	318,798	(4,323)	1	17,816	18,016
Property, plant and equipment	287,635	289,401	(1,766)	1	2,231	2,572
Right-of-use assets	6,804	7,943	(1,139)	1	2,535	2,586
Subsidiaries	-	-	-		545,759	605,168
Joint ventures	89,364	89,794	(430)		98,678	96,910
Associated companies	89,099	68,148	20,951	2	-	-
Financial assets at FVOCI	10,089	12,685	(2,596)	3	969	971
Financial asset at FVPL	763	-	763	14	-	-
Other investments at amortised cost	-	32,000	(32,000)	12	-	-
Other receivables	352	260	92	5	-	-
Deferred tax assets	1,040	719	321		-	-
	799,621	819,748	(20,127)		667,988	726,223
Current assets						
Cash and cash equivalents	76,427	59,477	16,950	4	36,326	17,168
Fixed deposits	7,456	9,116	(1,660)	4	-	-
Amount owing by subsidiaries	-	-	-		2,734	2,524
Amount owing by non-controlling interests	957	957	-	8	-	-
Trade and other receivables	8,611	6,573	2,038	5	3,349	2,679
Inventories	402	378	24		-	-
Contract assets	25,889	2,497	23,392	13	4,117	2,202
Contract costs	332	298	34		-	-
Development properties	628,954	612,898	16,056	6	-	-
	749,028	692,194	56,834		46,526	24,573
Total assets	1,548,649	1,511,942	36,707		714,514	750,796
EQUITY AND LIABILITIES						
Capital and reserves						
Share capital	161,863	161,863	-		161,863	161,863
Capital reserves	(2,005)	(2,005)	-		-	-
Fair value reserves	(1,513)	1,083	(2,596)	7	214	216
Retained profits	537,779	500,125	37,654		514,175	512,125
Exchange fluctuation account	(585)	(4,053)	3,468		-	-
	695,539	657,013	38,526		676,252	674,204
Non-controlling interests	32,172	32,639	(467)	10	-	-
Total equity	727,711	689,652	38,059		676,252	674,204
LIABILITIES						
Non-current liabilities						
Bank borrowings	682,986	678,208	4,778	9	-	-
Trade and other payables	3,106	3,106	-	11	-	-
Provisions	28	27	1		-	-
Amount owing to non-controlling interests	44,876	45,147	(271)	8	-	-
Lease liabilities	1,837	1,968	(131)		5	12
Deferred tax liabilities	3,082	3,065	17		-	-
	735,915	731,521	4,394		5	12
Current liabilities						
Trade and other payables	28,602	23,566	5,036	11	11,818	9,349
Contract liabilities	-	389	(389)		-	-
Amount owing to subsidiaries	-	-	-		11,422	11,508
Amount owing to joint ventures	249	254	(5)		-	-
Lease liabilities	399	398	1		7	7
Amount owing to non-controlling interests	417	375	42	8	-	-
Provision for directors' fee	215	245	(30)		215	245
Provision for taxation	3,241	3,342	(101)		95	471
Bank borrowings	51,900	62,200	(10,300)	9	14,700	55,000
	85,023	90,769	(5,746)		38,257	76,580
Total liabilities	820,938	822,290	(1,352)		38,262	76,592
Total equity and liabilities	1,548,649	1,511,942	36,707		714,514	750,796

Notes to the balance sheets

1 The net book value of Investment properties decreased by $4.3M to $314.5M as at 31 January 2021 from $318.8M as at 31 January 2020. The decrease was due to higher depreciation charge for the period. The net book value of Property, plant and equipment decreased by $1.8M to $287.6M as at 31 January 2021 from $289.4M as at 31 January 2020. The decrease was due to higher depreciation charges at Citadines Balestier. The net book value of Right-of-use assets decreased by $1.1M to $6.8M as at 31 January 2021 from $7.9M as at 31 January 2020 due to provision for impairment loss at Carnivore.

2 Associated companies increased by $21.0M to $89.1M as at 31 January 2021 from $68.1M as at 31 January 2020. The increase was mainly due to increase in shareholders loan made to Pre-13 Pte Ltd for the redevelopment of AXA Tower.

3 Financial assets at FVOCI decreased by $2.6M to $10.1M as at 31 January 2021 from $12.7M as at 31 January 2020. The decrease was mainly due to the decrease in fair value of quoted equity investments measured at FVOCI.

4 Cash and cash equivalents and fixed deposits increased by $15.3M to $83.9M as at 31 January 2021 from $68.6M as at 31 January 2020 mainly due to proceeds received from sale of 50% equity interest at AXA Tower and full redemption of junior bonds offset by payment of dividends.

5 Trade and other receivables increased by $2.2M to $9.0M as at 31 January 2021 from $6.8M as at 31 January 2020. The increase was mainly due to higher receivables at Uptown @ Farrer as at 31 January 2021.

6 Development properties increased by $16.1M to $629.0M as at 31 January 2021 from $612.9M as at 31 January 2020. The increase was mainly due to development charge and construction cost incurred at Klimt Cairnhill as construction commenced in current year.

7 Fair value reserves was negative $1.5M as at 31 January 2021 compared to $1.1M as at 31 January 2020 mainly due to decrease in fair value of quoted equity investments measured at FVOCI.

8 Total amount owing to non-controlling interests decreased by $0.3M to $44.3M as at 31 January 2021 from $44.6M as at 31 January 2020.

9 Bank borrowings decreased by $5.5M to $734.9M as at 31 January 2021 from $740.4M as at 31 January 2020 mainly due to repayment of loans. Gearing ratio was 0.94 as at 31 January 2021 compared to 1.02 as at 31 January 2020.

10 Non-controlling interests decreased by $0.4M to $32.2M as at 31 January 2021 from $32.6M as at 31 January 2020 mainly due to decrease in share of profit at Paya Lebar Square retail mall.

11 Trade and other payables increased by $5.0M to $31.7M as at 31 January 2021 from $26.7M as at 31 January 2020. The increase was mainly due to accrued project cost for Klimt Cairnhill as construction commenced in current year.

12 Other investments at amortised cost decreased by $32.0M to $Nil as at 31 January 2021 from $32.0M as at 31 January 2020 due to full redemption of junior bond on 30 June 2020.

13 Contract assets increased by $23.4M to $25.9M as at 31 January 2021 from $2.5M as at 31 January 2020. The increase was due to unbilled works at Uptown @ Farrer and Dalvey Haus.

14 Financial asset at FVPL increased by $0.8M to $0.8M as at 31 January 2021 from $Nil as at 31 January 2020 due to capital contribution to HThree City Australian Commercial Fund 3 LP. Investment in HThree City Australian Commercial Fund 3 LP is to generate attractive risk-adjusted returns by investing in well-located commercial assets in Australia.

1(b)(ii) Aggregate amount of group's borrowings and debt securities

	31/01/2021		31/01/2020	
	Secured $'000	Unsecured $'000	Secured $'000	Unsecured $'000
Amount repayable in one year or less, or on demand	37,200	14,700	7,200	55,000
Amount repayable after one year	682,986	-	678,208	-
	720,186	14,700	685,408	55,000

Details of any collateral

Borrowings are secured by the mortgages on the subsidiaries' property, plant and equipment, development and investment properties and assignment of all rights and benefits with respect to the property, plant and equipment, development and investment properties mortgaged.

1(c) **A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year**

	12 months ended	
	31/01/2021	31/01/2020
	$'000	$'000
Cash Flows from Operating Activities		
Operating profit before taxation	48,741	13,708
Adjustments for:		
Share of results of associated companies and joint ventures	(53,025)	4,911
Depreciation of investment properties	4,145	3,481
Depreciation of property, plant and equipment	5,154	2,760
Depreciation of right-of-use assets	427	507
Amortisation of provision	1	-
Amortisation of contract costs	1,537	250
Loss/(gain) on disposal of property, plant and equipment	-	(21)
Gain on lease modification	(67)	-
Impairment loss/(reversal) on property, plant and equipment	570	(14,929)
Write off of amount owing to joint ventures	-	(197)
Impairment loss/(reversal) on receivables	1,021	(15)
Impairment of ROU asset	980	-
Bad debts recovered	-	(195)
Property, plant and equipment written off	6	410
Investment properties written off	-	190
Fair value gain on financial assets at FVPL	-	(559)
Dividend income from quoted equity investments	(193)	(1,252)
Finance costs	9,151	9,757
Interest income	(5,200)	(7,124)
Operating profit before working capital changes	13,248	11,682
(Increase)/Decrease in inventories	(22)	(24)
Increase/(Decrease) in contract liabilities	(389)	389
(Increase)/Decrease in development properties	(9,180)	(403,759)
(Increase)/Decrease in operating receivables	(4,569)	53,852
Increase/(Decrease) in operating payables	5,306	4,191
(Increase)/Decrease in contract assets & contract costs	(24,963)	88
Cash used in operations	(20,569)	(333,581)
Interest paid	(6,769)	(8,054)
Income tax paid	(1,292)	(3,158)
Net cash used in operating activities	(28,630)	(344,793)

1(c) **A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year**

	12 months ended	
	31/01/2021	**31/01/2020**
	$'000	**$'000**
Balance brought forward	**(28,630)**	**(344,793)**
Cash Flows from Investing Activities		
Acquisition of property, plant and equipment	(7,788)	(21,482)
Acquisition of investment properties	(110)	(2,146)
Interest received	2,663	7,133
Decrease/(increase) in fixed deposit with maturity more than three months	1,806	(28)
Redemption of principal of junior bonds	32,000	-
Dividend from quoted equity investments	168	1,252
Advances and loans made to associated companies and joint ventures	(1,002)	(7,241)
Capital return from joint ventures in liquidation	-	400
Cash receipt from associate's capital reduction	34,960	-
Advances to non-controlling shareholders of subsidiaries	-	(957)
Dividends from associated company	102	518
Investment in financial asset at FVPL	(763)	-
Repayment of loan from joint ventures	2,000	112
Proceeds from disposal of quoted equity investments	-	30,470
Proceeds from disposal of property, plant and equipment	152	29
Net cash generated from investing activities	64,188	8,060
Cash Flows from Financing Activities		
Dividends paid to shareholders of the Company	(11,082)	(11,082)
Dividends paid to non-controlling interests	-	(189)
Proceeds from bank borrowings	46,978	404,300
Repayment of bank borrowings	(52,500)	(111,089)
Repayment to non-controlling interests	(2,700)	(978)
Fixed deposit pledged	(63)	(73)
Payment of lease liability	(338)	(324)
Net cash (used in)/generated from financing activities	(19,705)	280,565
Net increase/(decrease) in cash and cash equivalents	15,853	(56,168)
Cash and cash equivalents at beginning of year	59,477	116,259
Exchange differences on translation of cash and cash equivalents at beginning of year	1,097	(614)
Cash and cash equivalents at end of year	76,427	59,477

The Group has unused bank facilities of $168.8M as of 31 January 2021.

The Group generated a net increase in cash flow of $15.9M in current year compared to net decrease of $56.2M in previous year. The net increase in cash and cash equivalents was due to $64.2M cash generated from investing activities offset by $28.6M and $19.7M cash used in operating and financing activities respectively.

1(d)(i) 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 year

Statement of Changes in Equity

	Share capital	Reserves	Retained profits	Total
	$'000	$'000	$'000	$'000
The Company				
Balance at 1 February 2020	161,863	216	512,125	674,204
Total comprehensive income and loss for the period	-	(2)	13,132	13,130
Transaction with owners: -				
Dividends paid in respect of financial year ended 31 January 2020	-	-	(11,082)	(11,082)
Balance at 31 January 2021	161,863	214	514,175	676,252
Balance at 1 February 2019	161,863	906	423,748	586,517
Total comprehensive income and loss for the period	-	(690)	99,459	98,769
Transaction with owners: -				
Dividends paid in respect of financial year ended 31 January 2019	-	-	(11,082)	(11,082)
Balance at 31 January 2020	161,863	216	512,125	674,204

	Share capital	Reserves	Retained profits	Exchange fluctuation account	Sub-total	Non-controlling interests	Total
	$'000	$'000	$'000	$'000	$'000	$'000	$'000
The Group							
Balance at 1 February 2020	161,863	(922)	500,125	(4,053)	657,013	32,639	689,652
Total comprehensive income and loss for the period	-	(2,596)	48,736	3,468	49,608	(467)	49,141
Transaction with owners: -							
Dividends paid	-	-	(11,082)	-	(11,082)	-	(11,082)
Balance at 31 January 2021	161,863	(3,518)	537,779	(585)	695,539	32,172	727,711
Balance at 1 February 2019	161,863	5,282	490,053	(1,982)	655,216	33,621	688,837
Total comprehensive income and loss for the period	-	2,182	12,768	(2,071)	12,879	(793)	12,086
Transfer upon disposal of financial assets at FVOCI	-	(8,386)	8,386	-	-	-	-
Transaction with owners: -							
Dividends paid	-	-	(11,082)	-	(11,082)	(189)	(11,271)
Balance at 31 January 2020	161,863	(922)	500,125	(4,053)	657,013	32,639	689,652

1(d)(ii) 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 also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares 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

There was no change in the Company's share capital as at 31 January 2021 compared to 31 January 2020.

There were no outstanding executives' share options granted as at 31 January 2021 and 31 January 2020.

There was no treasury share held or issued as at 31 January 2021 and 31 January 2020.

1(d)(iii) To show the total number of issued shares excluding treasury shares at the end of the current financial period and as at the end of the immediately preceding financial year

	As at 31-01-2021	As at 31-01-2020
Number of issued shares excluding treasury shares	738,816,000	738,816,000

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and / or use of treasury shares as at the end of the current financial period reported on.

There were no sales, transfers, disposal, cancellation and/or use of treasury shares as at 31 January 2021.

2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Review Engagements 2400 (Engagements to Review Financial Statements), or an equivalent standard)

The figures have not been audited or reviewed.

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

Not applicable.

3A. Where the latest financial statements subject to an adverse opinion, qualified opinion or disclaimer of opinion: (a) updates on the efforts taken to resolve each outstanding audit issue; (b) confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed. This is not required for any audit issue that is a material uncertainty relating to going concern.

Not applicable.

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

Except as disclosed in Note 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as compared with those used in the audited financial statements for the year ended 31 January 2020.

5. 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 new/revised SFRS(I) applicable for the financial period beginning 1 February 2020 as follows:

Amendments to References to the Conceptual Framework in SFRS(I)	
Amendments to SFRS(I) 3	Definition of a Business
Amendments to SFRS(I) 1-1 and SFRS(I) 1-8	Definition of Material
Amendments to SFRS(I) 9, SFRS(I) 1-39 and SFRS(I) 7	Interest Rate Benchmark Reform

The Group has elected to early adopt Amendment to SFRS(I) 16: COVID-19 Related Rent Concessions which is effective from 1 June 2020. Under SFRS(I) 16, the Group may apply the practical expedients and elect to account for any change in lease payments resulting from the rent concession as if the changes were not a lease modification.

The adoption of the above amendments to SFRS(I) did not have any significant financial impact on the financial position or performance of the Group.

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

	2H 2021		FY 2021	
	31/01/2021	**31/01/2020**	**31/01/2021**	**31/01/2020**
Earnings per ordinary share for the period based on net profit attributable to shareholders of the Company:				
(i) Based on weighted average number of ordinary shares in issue	(0.43 cents)	1.62 cents	6.60 cents	1.73 cents
(ii) On a fully diluted basis	(0.43 cents)	1.62 cents	6.60 cents	1.73 cents

7. Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the (a) current period reported on and (b) immediately preceding financial year

	Group		Company	
	31/01/2021	**31/01/2020**	**31/01/2021**	**31/01/2020**
Net asset value per ordinary share	94 cents	89 cents	92 cents	91 cents
Net tangible assets backing per ordinary share	94 cents	89 cents	92 cents	91 cents

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on

	2H 2021			FY 2021		
	31/01/2021 $'M	31/01/2020 $'M	Increase / (Decrease) %	31/01/2021 $'M	31/01/2020 $'M	Increase / (Decrease) %
Revenue						
Development	30.7	8.0	n.m.	40.6	8.0	n.m.
Investment	10.4	9.2	13	16.8	17.7	(5)
Hotel	9.4	12.3	(24)	16.0	21.0	(24)
Total	50.5	29.5	71	73.4	46.7	57
Profit/(loss) before tax and non-controlling interests						
Development	(2.0)	(1.2)	67	(1.5)	(1.7)	(12)
Investment	0.7	0.4	75	55.7	2.8	n.m.
Hotel	(1.8)	13.3	n.m	(5.5)	12.6	n.m
Total	(3.1)	12.5	n.m	48.7	13.7	n.m.
Non-controlling interests	0.2	0.2	-	0.9	0.6	50
Taxation	(0.2)	(0.7)	(71)	(0.9)	(1.5)	(40)
Net profit/(loss) attributable to shareholders	(3.1)	12.0	n.m	48.7	12.8	n.m.

n.m.: Not Meaningful

Development

Development revenue increased by $32.6M to $40.6M in current year from $8.0M in previous year. The increase was solely due to increased sales at Uptown @ Farrer where out of total available units of 116, 48 units were sold as at 31 January 2021 and another 25 units were sold by 25 March 2021. Uptown @ Farrer was 84% completed as at 31 January 2021 and is expected to obtain TOP by Q3 FY 2022.

Net loss before tax and non-controlling interest decreased by $0.2M to $1.5M in current year from $1.7M in previous year due to higher profit at Uptown @ Farrer offset by showflat cost incurred at Klimt Cairhill. Klimt Cairhil is a 36 storeys high-end freehold condominium development located in Orchard area near to Newton MRT station with a total of 138 units. The sales launch of Klimt Cairhill is expected by Q3 FY2022.

Investment

Investment revenue decreased by $0.9M to $16.8M in current year from $17.7M in previous year. The decrease was mainly due to rental relief granted to tenants at Paya Lebar Square retail mall offset by increased construction revenue at Dalvey Haus. The rental relief was granted due to lockdowns and safe distancing measures imposed by the Singapore government to curb the spread of COVID-19 pandemic.

Net profit before tax and non-controlling interests for investment segment increased by $52.9M to $55.7M in current year from $2.8M in previous year. The increase was mainly due to gain on sale of 50% equity interest in PSH, which ultimately owned AXA Tower, of $50.2M. If gain on sale of 50% equity interest in AXA Tower was excluded, the net profit before tax and non-controlling interest increased by $2.7M to $5.5M in current year from $2.8M in previous year. The increase was due to higher profits at Westgate Tower offset by lower profits at Paya Lebar Square retail mall and BT Centre and decreased dividend and junior bond interest income during the year. As at 31 January 2021 the occupancies at Paya Lebar Square was approximately 99%, BT Centre was 64% and Westgate Tower was 97%.

Hotel and F&B

Revenue from hotel segment decreased by $5.0M to $16.0M in current year from $21.0M in previous year. Revenue decrease was mainly due to the significant decrease in occupancy at Duxton Hotel Perth to average 31% in current year from average 63% in previous year due to the lockdown and quarantines imposed by the Australian government to control the spread of COVID-19 pandemic. Citadines Balestier commenced business in Q3 previous year and its average occupancy was 80% for current year. Despite the circuit breaker measures imposed in Singapore, occupancy at Citadines Balestier was higher than expected due to accommodation demand from foreign workers affected by Malaysia border closures and returnees from overseas serving out Stay Home Notices in hotels. Revenue decreased at Carnivore restaurant due to lockdown imposed by government in Singapore to prevent spread of COVID-19 pandemic and temporary closure of operation for renovations.

Net profit before tax and non-controlling interest for Hospitality segment was negative $5.5M in current year compared to $12.6M in previous year. The decrease in profitability was mainly due to absence of write back of provision for impairment at Citadines Balestier and BT Centre offset by decrease in revenue at Duxton Hotel Perth due to lockdowns and increase in provisions for impairment of Right-of-use assets and Property, plant and equipment at Carnivore.

Net profit attributable to shareholders

Net profit attributable to shareholders increased by $35.9M to $48.7M in current year from $12.8M in previous year. It decreased to negative $3.1M in 2H current year from $12.0M in 2H previous year. The increase was mainly due to higher profit in Investment segment due to gain on sale of 50% of equity interest in AXA Tower offset by lower profits in Hotel and Development segments. The net profit attributable to shareholders would have been negative $1.5M if gain on sale of 50% equity stake in AXA Tower is excluded.

Balance Sheet

Cash and cash equivalents and fixed deposits increased by $15.3M to $83.9M as at 31 January 2021 from $68.6M as at 31 January 2020 mainly due to proceeds received from sale of 50% equity interest at AXA Tower and full redemption of junior bonds offset by payment of dividends. Bank borrowings decreased by $5.5M to $734.9M as at 31 January 2021 from $740.4M as at 31 January 2020 mainly due to repayment of loans. Gearing ratio was 0.94 as at 31 January 2021 compared to 1.02 as at 31 January 2020.

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

Not applicable

10. A commentary at the date of the announcement of the 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

The health consequences of COVID-19 pandemic presents unprecedented challenges to the business community even with the roll out of vaccination across the world. Its impact on the global economy has been devastating and economic recovery is expected to be gradual. The Group will continue to be selective in land bidding and investment projects. The Group will strive to maintain rental rates for renewals. The Management remains focused on maintaining stable and sustainable distributions to shareholders while achieving long-term growth.

11. Dividend

(a) Current Financial Period Reported On

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

Name of Dividend : First & Final Dividend
Dividend Type : Cash
Dividend Amount : 2.5 cents per ordinary share
Tax Rate : Tax exempt (One-Tier tax)

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Name of Dividend : First & Final Dividend
Dividend Type : Cash
Dividend Amount : 1.5 cents per ordinary share
Tax Rate : Tax exempt (One-Tier tax)

(c) Date payable

Subject to shareholders' approval at the Annual General meeting to be held on 31 May 2021, the proposed first and final dividend will be paid on 21 June 2021.

(d) Books closure date

The Share Transfer Books and the Register of Members of the Company will be closed on 11 June 2021 after 5.00pm for the purpose of determining shareholders' entitlement to the first and final dividend. Duly completed registrable transfers received by the Company's Share Registrar, KCK CorpServe Pte. Ltd., 333 North Bridge Road #08-00, KH KEA Building, Singapore 188721 up to 5.00pm on 11 June 2021 will be registered to determine shareholders' entitlements to the said proposed first and final dividend. Members whose Securities Accounts with The Central Depository (Pte) Limited are credited with shares at 5.00pm on 11 June 2021 will be entitled to the abovementioned proposed first and final dividend.

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

Not applicable

13. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Company does not have a shareholders' mandate for interested person transactions.

14. Confirmation that the issuer has procured undertakings from all its Directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1) of the Listing Manual

The Company confirms that it has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1) of the Listing Manual.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

15. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year

Please refer to paragraph 8 above.

16. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments

The focus of the Group's construction business has been on non-third party development projects since 2015.

Uptown @ Farrer is 84% completed as at 31 January 2021 and is expected to obtain TOP by Q3 FY2022. It was launched for sale in September 2019 and has sold 73 units or 63% out of total 116 units as at 25 March 2021. Klimt Cairnhill, a freehold high-end condominium development commenced construction in Q3 FY2021 and is expected to be launched for sale in Q3 FY2022 and obtain TOP by Q3 FY2024.

The Group's hotel business consists of Duxton Hotel at Perth, Citadines Balestier and Lyf @ Farrer. The Group has appointed The Ascott group to manage the serviced apartments Citadines Balestier at Balestier Road and Lyf @ Farrer at Perumal Road. Citadines Balestier is a 166-units serviced apartment which commenced business in September 2019 while Lyf @ Farrer is a 240-units serviced apartment scheduled to commence business in Q4 FY2022.

The Group's main investments are investment properties and some quoted equity investments in Singapore. Key investment properties include Paya Lebar Square and BT Centre retail malls and Westgate Tower.

Please refer to Note 8 above on changes in turnover and profit.

17. A breakdown of sales

	12 months ended		Increase /
	31/01/2021	**31/01/2020**	**(Decrease)**
	$'000	**$'000**	%
Sales reported for first half year	22,860	17,246	33
Operating profit after tax before deducting non-controlling interests reported for first half year	51,169	386	13,156
Sales reported for second half year	50,491	29,464	71
Operating (loss)/profit after tax before deducting non-controlling interests reported for second half year	(3,297)	11,812	(128)

18. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

	Latest Full Year	Previous Full Year
	$'000	**$'000**
Ordinary one-tier dividend	18,470	11,082

19. Interested parties transactions

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S$100,000)
Consistent Records Sdn Bhd	Loan to Bina Meganmas Sdn Bhd : S$133,036 Loan to Binakawa Sdn Bhd: S$868,685	Nil
Low Keng Boon @ Lau Boon Sen	Security services awarded to Hawkeye Security Solutions Pte Ltd: S$245,061	Nil

Pursuant to Chapter 9 of the SGX-ST Listing Manual, the above interested person transactions are either below the relevant materiality threshold or exempted from shareholders' approval.

20. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

	Name	Age	Family Relationship with any Director, CEO 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
1.	Low Poh Kok	49	Brother of Low Poh Kuan. Nephew of Low Keng Boon @ Lau Boon Sen. Cousin of Dato' Marco Low Peng Kiat.	Director - Business Development with effect from 1st February 2021.	Nil
2.	Low Chin Han	40	Son of Low Keng Boon @ Lau Boon Sen. Cousin of Dato' Marco Low Peng Kiat and Low Poh Kuan.	Director of Duxton Hotel Perth with effect from 1st November 2011. Appointed as Director – Hospitality with effect from 1st March 2014	Nil

BY ORDER OF THE BOARD

Low Keng Boon @ Lau Boon Sen
Executive Chairman

Dato' Marco Low Peng Kiat
Managing Director

1 April 2021