偉合控股有限公司

WEE HUR HOLDINGS LTD.
(Company Registration Number 200619510K)
(Incorporated in the Republic of Singapore)

RESPONSE TO SGX QUERIES ON THE UNAUDITED FINANCIAL STATEMENTS FOR SIX MONTHS AND FULL YEAR ENDED 31 DECEMBER 2022

The Board of Directors (the "**Board**") of Wee Hur Holdings Ltd (the "**Company**") together with its subsidiaries (the "**Group**") wishes to announce the response to queries raised by Singapore Exchange Securities Trading Limited ("**SGX-ST**") in its email of 13 March 2023 on the Company's unaudited financial statements for six months and full year ended 31 December 2022 released to the SGX-ST on 1 March 2023 as follows:

Query 1:

Please disclose a breakdown of trade and other payables amounting to $92.9 million. For other payables, please disclose the aging and nature of these other payables and whether the counterparties are related parties.

Response:

The following is a breakdown of trade and other payables amounting to $92.9 million:

	Group **2022** **$'000**
Current	
Trade payables:	
- Non-related parties	**32,432**
- Related parties	**890**
Accrued construction and property operating costs	**23,665**
Contract liabilities	**9,475**
Provision for onerous contracts	**5,603**
	72,065
Other payables:	
- Non-related parties [(a)]	**1,493**
- Related parties [(b)]	**752**
Accrued operating expenses [(c)]	**9,239**
Advance payments and deposits [(d)]	**7,340**
Provision [(e)]	**2,000**
	20,824
Total trade and other payables	**92,889**

(a) Other payables to non-related parties mainly related to commission payables to external agents.
(b) Other payables to related parties mainly related to management fees payable to non-controlling interests of the Group.
(c) Accrued operating expenses mainly related to accrual of employee's bonuses and entitlements, and accrual of professional and statutory expenses.
(d) Advance payments and deposits mainly related to rental deposits received from tenants and deposits paid by buyers.

(e) Provision related to a provision made for the reinstatement of land for Tuas View Dormitory upon expiry of the lease contract.

The Groups did not track the aging of other payables as these were mainly accrued operating expenses, advance payments and deposits and provision.

Query 2:

Please disclose:

(i) the breakdown of the Group's trade and other receivables;
(ii) the nature of the non-current receivables; and
(iii) the Board's assessment of the recoverability of the non-current trade and other receivables.

Response:

(i) The following is a breakdown of the Group's trade and other receivables:

	Group **2022** **$'000**
Current	
Trade receivables:	
- Non-related parties	**12,429**
- An associate	**4,819**
Contract assets #	**38,405**
Less: Loss allowance	**(102)**
	55,551
Other receivables:	
- Non-related parties	**4,941**
- An associate	**11**
- Related parties	**659**
Deposits to secure services	**2,607**
Prepayments	**912**
	9,130
Loan receivables:	
- Non-related party	**21,825**
	86,506
Non-Current	
Trade receivable:	
- An associate (a)	**2,767**
Other receivables:	
- An associate (b)	**129**
Prepayments (c)	**956**
	5,228
Loan receivables:	
- An associate (d)	**4,143**
	7,995
Total trade and other receivables	**94,501**

Contract assets included $2.5 million which were reclassified from development properties in the statements of financial position of the Group after the Company has released its unaudited

financial statements for six months and full year ended 31 December 2022 to the SGX-ST on 1 March 2023. This reclassification has no net impact on the Group's statements of financial position as at 31 December 2022.

(ii) The nature of the non-current receivables is set out below:

(a) The non-current trade receivable from an associate related to the management fee payable by Wee Hur PBSA Fund II ("**WH PBSA F2**") in which the Company holds 30% unitholding interest, to the trust manager, Wee Hur Capital Pte. Ltd. ("**WH Capital**"), a wholly owned subsidiary of the Company.

(b) The non-current other receivable from an associate related to expenses paid on behalf for WH PBSA F2 by WH Capital and to be charged back to WH PBSA F2.

(c) Prepayments related to a keyman insurance plan for up to an aggregate of USD5,000,000 taken up for the CEO of the Company's subsidiary and/or other key management team within the Group.

(d) The non-current loan receivable from an associate related to loan by the Company to WH PBSA F2 for the purpose of land tax payment and consultant costs. WH PBSA F2 will repay the aforesaid loan to the Company once it has secured senior loan from bank, tentatively by the second half of 2023.

(iii) The Board of the Company is of the opinion that the non-current trade and other receivables are recoverable as they are in the course of the ordinary business of the Group.

Query 3:

Note 15 states that the Group's outstanding bank loan balance has been reclassified and presented as a current liability as at 31 December 2022. Given the foregoing, please provide more details clarifying how the Group's current and non-current bank borrowings reduced significantly from $409.6 million to $28.4 million and $127.1 million to $68.8 million, respectively, between 31 December 2021 and 31 December 2022.

Response:

The Group's current and non-current bank borrowings as at 31 December 2022 and 2021 are as follows:

	Group	
	2022	2021
	$'000	$'000
Current		
– Bank borrowings	**28,385**	409,619
Non-current		
– Bank borrowings	**68,835**	127,029
	97,220	536,648

The significant decrease of the Group's current and non-current bank borrowings was due to the entire assets and liabilities related to Wee Hur PBSA Master Trust were classified and presented in the statements of financial position as "Assets of disposal group classified as held-for-sale" and "Liabilities directly associated with disposal group classified as held-for-sale" as at 31 December 2022.

The following is the movement of the Group's current and non-current bank borrowings during the financial year ended 31 December 2022:

	Group
	2022
	$'000
Beginning of financial year	**536,648**
Proceeds from borrowings	**92,617**
Repayment of borrowings	**(81,782)**
Currency translation differences	**(30,583)**
Reclassified to liabilities directly associated with disposal group classified as held-for-sale	**(419,680)**
End of financial year	**97,220**

By Order of the Board

Goh Yeow Lian
Executive Chairman and Managing Director

15 March 2023