



---

## **Condensed Interim Financial Statements for the six months ended 30 June 2023**

---

<b>NO.</b>	<b>CONTENTS</b>	<b>PAGE</b>
<b>A.</b>	<b>Condensed interim consolidated statement of profit or loss and other comprehensive income .....</b>	<b>3</b>
<b>B.</b>	<b>Condensed interim statements of financial position .....</b>	<b>4</b>
<b>C.</b>	<b>Condensed interim statements of changes in equity.....</b>	<b>5</b>
<b>D.</b>	<b>Condensed interim consolidated statement of cash flows.....</b>	<b>7</b>
<b>E.</b>	<b>Notes to the condensed interim consolidated financial statements .....</b>	<b>8</b>
<b>F.</b>	<b>Other information required by Listing Rule Appendix 7.2 .....</b>	<b>20</b>

**A. Condensed interim consolidated statement of profit or loss and other comprehensive income**

		Group		
	Note	1H2023 S\$'000	1H2022 S\$'000	Change %
<b>Revenue</b>	4.2	<b>56,536</b>	<b>45,452</b>	24.4
Cost of sales		(33,968)	(25,488)	33.3
<b>Gross profit</b>		<b>22,568</b>	<b>19,964</b>	<b>13.0</b>
Other income		3,762	2,211	70.1
Interest income		562	233	141.2
Selling, distribution and outlet expenses		(15,295)	(13,420)	14.0
Administrative expenses		(9,928)	(7,769)	27.8
Other expenses		(140)	(253)	(44.7)
Finance costs		(1,058)	(452)	134.1
Share of results of equity-accounted investees, net of tax		(146)	(456)	(68.0)
<b>Profit before tax</b>	6.1	<b>325</b>	<b>58</b>	<b>n.m.</b>
Income tax (expense)/credit	7	(125)	17	n.m.
<b>Profit for the period</b>		<b>200</b>	<b>75</b>	<b>166.7</b>
<b>Other comprehensive loss:</b>				
<u>Items that are or may be reclassified subsequently to profit or loss:</u>				
Currency translation differences on consolidation of foreign entities (net)		(597)	(139)	n.m.
<b>Total other comprehensive loss for the period, net of tax</b>		<b>(597)</b>	<b>(139)</b>	<b>n.m.</b>
<b>Total comprehensive loss for the period</b>		<b>(397)</b>	<b>(64)</b>	<b>n.m.</b>
<b>Profit/(loss) attributable to:</b>				
- Owners of the Company		228	111	105.4
- Non-controlling interests		(28)	(36)	(22.2)
<b>Profit for the period</b>		<b>200</b>	<b>75</b>	<b>166.7</b>
<b>Total comprehensive loss attributable to:</b>				
- Owners of the Company		(335)	(11)	n.m.
- Non-controlling interests		(62)	(53)	17.0
<b>Total comprehensive loss for the period</b>		<b>(397)</b>	<b>(64)</b>	<b>n.m.</b>
<b>Earnings per share for profit for the period attributable to the owners of the Company</b>				
Basic (SGD in cent)		<b>0.11</b>	0.06	
Diluted (SGD in cent)		<b>0.11</b>	0.06	

n.m.: not meaningful

## B. Condensed interim statements of financial position

		Group		Company	
		30-Jun-23	31-Dec-22	30-Jun-23	31-Dec-22
	Note	S\$'000	S\$'000	S\$'000	S\$'000
<b>ASSETS</b>					
<b>Non-current assets</b>					
Property, plant and equipment	10	16,966	16,582	5,009	5,335
Right-of-use assets		25,827	23,989	23,598	21,790
Investment properties	11	29,913	30,202	797	816
Intangible assets	12	15,078	15,224	-	-
Investments in subsidiaries		-	-	64,813	64,313
Interests in equity-accounted investees		20,313	20,627	500	500
Financial asset at FVOCI		35	35	35	35
Financial assets at FVTPL	13	5,599	4,352	5,599	4,352
Loans to subsidiaries		-	-	11,612	10,562
Loans to equity-accounted investees		9,566	9,611	5,219	5,194
Deferred tax asset		300	450	200	200
<b>Total non-current assets</b>		<b>123,597</b>	<b>121,072</b>	<b>117,382</b>	<b>113,097</b>
<b>Current assets</b>					
Inventories		2,992	3,215	2,126	2,196
Trade and other receivables		9,823	8,547	6,267	4,715
Cash and cash equivalents		26,544	32,856	5,401	12,120
<b>Total current assets</b>		<b>39,359</b>	<b>44,618</b>	<b>13,794</b>	<b>19,031</b>
<b>Total assets</b>		<b>162,956</b>	<b>165,690</b>	<b>131,176</b>	<b>132,128</b>
<b>EQUITY AND LIABILITIES</b>					
<b>Equity</b>					
Share capital	14	43,299	43,299	43,299	43,299
Other reserves		(1,695)	(1,132)	-	-
Accumulated profits		53,381	54,660	48,350	50,346
<b>Equity attributable to owners of the Company</b>		<b>94,985</b>	<b>96,827</b>	<b>91,649</b>	<b>93,645</b>
<b>Non-controlling interests</b>		<b>367</b>	<b>429</b>	<b>-</b>	<b>-</b>
<b>Total equity</b>		<b>95,352</b>	<b>97,256</b>	<b>91,649</b>	<b>93,645</b>
<b>Non-current liabilities</b>					
Borrowings	15	21,234	22,279	1,922	2,550
Lease liabilities		14,605	12,824	13,165	11,732
Deferred tax liabilities		1,902	1,940	-	-
Provision		1,115	1,121	646	646
<b>Total non-current liabilities</b>		<b>38,856</b>	<b>38,164</b>	<b>15,733</b>	<b>14,928</b>
<b>Current liabilities</b>					
Trade and other payables		12,073	13,200	9,733	9,720
Provisions		1,807	1,625	1,207	1,083
Borrowings	15	2,246	2,202	1,250	1,237
Lease liabilities		12,401	12,861	11,520	11,386
Tax payable		221	382	84	129
<b>Total current liabilities</b>		<b>28,748</b>	<b>30,270</b>	<b>23,794</b>	<b>23,555</b>
<b>Total liabilities</b>		<b>67,604</b>	<b>68,434</b>	<b>39,527</b>	<b>38,483</b>
<b>Total equity and liabilities</b>		<b>162,956</b>	<b>165,690</b>	<b>131,176</b>	<b>132,128</b>

## C. Condensed interim statements of changes in equity

Group	Total Equity S\$'000	Equity attributable to owners of the Company S\$'000	Share Capital S\$'000	Other Reserves S\$'000	Accumulated Profits S\$'000	Non- controlling Interests S\$'000
<b>Balance at 1 January 2023</b>	<b>97,256</b>	<b>96,827</b>	<b>43,299</b>	<b>(1,132)</b>	<b>54,660</b>	<b>429</b>
<b>Profit/(loss) for the period</b>	<b>200</b>	<b>228</b>	<b>-</b>	<b>-</b>	<b>228</b>	<b>(28)</b>
<i>Other comprehensive loss:</i>						
Currency translation differences	(597)	(563)	-	(563)	-	(34)
<b>Total comprehensive (loss)/income for the period</b>	<b>(397)</b>	<b>(335)</b>	<b>-</b>	<b>(563)</b>	<b>228</b>	<b>(62)</b>
<b>Distributions to owners of the Company</b>						
Tax exempt final dividend of 0.75 cents per share for the financial year ended 31 December 2022	(1,507)	(1,507)	-	-	(1,507)	-
<b>Total distributions to owners of the Company</b>	<b>(1,507)</b>	<b>(1,507)</b>	<b>-</b>	<b>-</b>	<b>(1,507)</b>	<b>-</b>
<b>Balance at 30 June 2023</b>	<b>95,352</b>	<b>94,985</b>	<b>43,299</b>	<b>(1,695)</b>	<b>53,381</b>	<b>367</b>
<b>Balance at 1 January 2022</b>	<b>98,000</b>	<b>95,729</b>	<b>43,299</b>	<b>(2,077)</b>	<b>54,507</b>	<b>2,271</b>
<b>Profit/(loss) for the period</b>	<b>75</b>	<b>111</b>	<b>-</b>	<b>-</b>	<b>111</b>	<b>(36)</b>
<i>Other comprehensive loss:</i>						
Currency translation differences	(139)	(122)	-	(122)	-	(17)
<b>Total comprehensive (loss)/income for the period</b>	<b>(64)</b>	<b>(11)</b>	<b>-</b>	<b>(122)</b>	<b>111</b>	<b>(53)</b>
<b>Distributions to owners of the Company</b>						
Tax exempt final dividend of 0.75 cents per share for the financial year ended 31 December 2021	(1,507)	(1,507)	-	-	(1,507)	-
Dividend paid to non-controlling interests	(252)	-	-	-	-	(252)
<b>Total distributions to owners of the Company</b>	<b>(1,759)</b>	<b>(1,507)</b>	<b>-</b>	<b>-</b>	<b>(1,507)</b>	<b>(252)</b>
<b>Changes in ownership interests in subsidiaries</b>						
Acquisition of non-controlling interest without a change in control	-	1,649	-	1,900	(251)	(1,649)
Struck-off of a subsidiary with loss of control	-	(20)	-	-	(20)	20
<b>Total changes in ownership interests in subsidiaries</b>	<b>-</b>	<b>1,629</b>	<b>-</b>	<b>1,900</b>	<b>(271)</b>	<b>(1,629)</b>
<b>Total transactions with owners of the Company</b>	<b>(1,759)</b>	<b>122</b>	<b>-</b>	<b>1,900</b>	<b>(1,778)</b>	<b>(1,881)</b>
<b>Balance at 30 June 2022</b>	<b>96,177</b>	<b>95,840</b>	<b>43,299</b>	<b>(299)</b>	<b>52,840</b>	<b>337</b>

## C. Condensed interim statements of changes in equity (cont'd)

<u>Company</u>	Total Equity S\$'000	Share Capital S\$'000	Accumulated Profits S\$'000
<b>Balance at 1 January 2023</b>	<b>93,645</b>	<b>43,299</b>	<b>50,346</b>
Net loss and total comprehensive loss for the period	(489)	-	(489)
Tax exempt final dividend of 0.75 cents per share for the financial year ended 31 December 2022	(1,507)	-	(1,507)
<b>Balance at 30 June 2023</b>	<b>91,649</b>	<b>43,299</b>	<b>48,350</b>
<b>Balance at 1 January 2022</b>	<b>92,095</b>	<b>43,299</b>	<b>48,796</b>
Net profit and total comprehensive income for the period	2,214	-	2,214
Tax exempt final dividend of 0.75 cents per share for the financial year ended 31 December 2021	(1,507)	-	(1,507)
<b>Balance at 30 June 2022</b>	<b>92,802</b>	<b>43,299</b>	<b>49,503</b>

## D. Condensed interim consolidated statement of cash flows

	Group	
	1H2023 S\$'000	1H2022 S\$'000
<b>Cash flows from operating activities</b>		
Profit before tax	325	58
<i>Adjustments for:</i>		
Depreciation and amortisation	9,289	8,686
Property, plant and equipment written off	13	24
Loss/(gain) on disposal of property, plant and equipment, net	2	(2)
Impairment loss on property, plant and equipment, net	-	168
Allowance for impairment on loans to a joint venture	70	-
Share of results of equity-accounted investees, net of tax	146	456
Fair value gain on financial assets at fair value through profit or loss	(1,248)	(70)
Interest expenses on borrowings	519	48
Interest portion on lease liabilities	539	404
Interest income	(562)	(233)
<b>Operating cash flows before movements in working capital</b>	9,093	9,539
<i>Changes in working capital:</i>		
Inventories	223	(395)
Trade and other receivables	(1,084)	437
Trade and other payables	(932)	(1,476)
Provisions	177	159
Currency translation differences	89	50
<b>Cash generated from operations</b>	7,566	8,314
Income tax paid	(160)	(34)
<b>Net cash generated from operating activities</b>	7,406	8,280
<b>Cash flows from investing activities</b>		
Interest received	371	51
Purchase of property, plant and equipment	(2,210)	(829)
Proceeds from disposal of property, plant and equipment	9	13
Payment for proposed acquisition of investment properties	-	(2,065)
Proceeds from disposal of financial assets at fair value through profit or loss	-	3,068
Purchase of financial assets at fair value through profit or loss	-	(648)
Loans to equity-accounted investees	(490)	(1,500)
<b>Net cash used in investing activities</b>	(2,320)	(1,910)
<b>Cash flows from financing activities</b>		
Interest expenses on borrowings paid	(526)	(48)
Interest portion on lease liabilities paid	(539)	(404)
Proceeds from short-term borrowings	38	37
Repayment of term loans	(1,033)	(603)
Payment of lease liabilities	(7,838)	(6,827)
Acquisition of non-controlling interests	-	(4,392)
Dividends paid to shareholders	(1,507)	(1,507)
Dividend paid to non-controlling interests	-	(252)
<b>Net cash used in financing activities</b>	(11,405)	(13,996)
<b>Net decrease in cash and cash equivalents</b>	(6,319)	(7,626)
Cash and cash equivalents at beginning of financial year	32,395	41,953
Effect of exchange rate fluctuations on cash and cash equivalents	12	225
<b>Cash and cash equivalents at end of financial period</b>	26,088	34,552
<b>Cash and cash equivalents comprise:</b>		
Fixed deposits	15,020	15,623
Cash and bank balances	11,524	19,032
	26,544	34,655
Less: funds placed in non-liquid deposits	(456)	(103)
	26,088	34,552

## **E. Notes to the condensed interim consolidated financial statements**

### **1 Corporate information**

ABR Holdings Limited (the Company) is incorporated and domiciled in Singapore and whose shares are publicly traded on the Mainboard of the Singapore Stock Exchange. These condensed interim consolidated financial statements as at and for the six months ended 30 June 2023 comprise the Company and its subsidiaries (collectively, the "Group"). The principal activities of the Company are the manufacture of ice cream, the operation of Swensen's ice cream parlours cum restaurants, operation of other specialty restaurants and investment holding.

The principal activities of the subsidiaries of the Group are:

- (a) catering service and foodstuff manufacturing;
- (b) manufacturing and retailing of bread, cakes and confectionery;
- (c) operation of food and beverage outlets; and
- (d) holding long-term investments.

### **2 Basis of preparation**

The condensed interim financial statements for the six months ended 30 June 2023 have been prepared in accordance with SFRS(I)1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the financial year ended 31 December 2022.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

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

#### **2.1 New and amended standards adopted by the Group**

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

#### **2.2 Use of judgements and estimates**

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

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.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next interim period are:

- a) Impairment assessment of goodwill and indefinite life intangible assets (Note 12)



## **E. Notes to the condensed interim consolidated financial statements (cont'd)**

### **2.2 Use of judgements and estimates (cont'd)**

- b) Impairment of non-financial assets (other than goodwill and other indefinite-life intangible assets)

At 30 June 2023, the Group and Company assess whether there are any indications of impairment for all non-financial assets. The Group and Company also assess whether there is any indication that an impairment loss recognised in prior periods for a non-financial asset, other than goodwill, may no longer exist or may have decreased.

If any such indication exists, the Group and Company estimate the recoverable amount of that asset. An impairment loss exists when the carrying value of an asset exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use. An impairment loss recognised in prior periods shall be reversed if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised.

Where value in use calculations are undertaken, management is required to estimate the expected future cash flows from the asset or cash-generating unit and a suitable discount rate in order to determine the present value of the cash flows. Changes in assumptions made and discount rate applied could affect the carrying values of these assets.

- c) Calculation of allowance for impairment for financial assets at amortised cost

When measuring expected credit losses ("ECL"), the Group uses reasonable and supportable forward-looking information, which is based on assumptions and forecasts of future economic conditions and how these conditions will affect the Group's ECL assessment. Loss given default is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, taking into account cash flows from collateral and integral credit enhancements.

Probability of default constitutes a key input in measuring ECL. Probability of default is an estimate of the likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions and expectations of future conditions.

#### Trade receivables

The Group applies a simplified approach by using a provision matrix to measure the lifetime expected credit loss allowance for trade receivables.

The Group estimates the expected credit loss rates for each category of past due status of the debtors based on historical credit loss experience adjusted as appropriate to reflect current conditions and forecasts of future economic conditions.

There has been no change in the estimation techniques or significant assumptions made during the period.

#### Loans to equity-accounted investees and subsidiaries

For the loans to equity-accounted investees and subsidiaries where impairment loss allowance is measured using lifetime ECL, the Group and the Company assessed the latest performance and financial position of the respective counterparties, adjusted for the future outlook of the industry in which the counterparties operate in, and concluded that the measurement of the impairment loss allowance using lifetime ECL is appropriate.

For the six months ended 30 June 2023, the allowance for impairment on loans to equity-accounted investees was \$70,000 (31 December 2022: nil) in the Group.

## **E. Notes to the condensed interim consolidated financial statements (cont'd)**

### **3 Seasonal operations**

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period.

### **4 Segment and revenue information**

The Group is organised into business units based on its products and services for management reporting purposes. The Group's reportable business segments comprise Food and Beverage, Property Investments and Others (which include unallocated Group-level corporate services cost, income from investment holding and franchising). Management monitors the operating results of its business units separately for making decisions about allocation of resources and assessment of performances of each segment.

#### *Segment results*

Performance of each segment is evaluated based on segment profit or loss which is measured in a manner that is consistent with the net profit or loss before tax in the consolidated statement of profit or loss and other comprehensive income. Sales between operating segments are on terms agreed by Group entities concerned.

#### *Segment assets*

The amounts provided to management with respect to total assets are measured in a manner consistent with that of the financial statements. Management monitors the assets attributable to each segment for the purposes of monitoring segment performance and for allocating resources between segments. All assets are allocated to reportable segments based on the operations of the segments other than deferred tax asset.

#### *Segment liabilities*

The amounts provided to management with respect to total liabilities are measured in a manner consistent with that of the financial statements. All liabilities are allocated to the reportable segments based on the operations of the segments other than deferred income tax liabilities and current tax payable which are classified as unallocated liabilities.

#### Geographical information

The Group's business is managed primarily in Singapore and Malaysia. In presenting geographical information, segment revenue is based on the entity's country of domicile.

#### Information about major customer

The Group did not have any single customer contributing 10% or more to its revenue for the financial periods ended 30 June 2023 and 30 June 2022.

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 4 Segment and revenue information (cont'd)

#### 4.1 Reportable Segments

<b>1H2023</b>	<b>Group</b>				<b>Group</b>
	<b>Food and Beverage</b>	<b>Property Investments</b>	<b>Others</b>	<b>Eliminations /Adjustment</b>	
	<b><u>S\$'000</u></b>	<b><u>S\$'000</u></b>	<b><u>S\$'000</u></b>	<b><u>S\$'000</u></b>	<b><u>S\$'000</u></b>
Revenue from external customers	56,514	-	22	-	56,536
Inter-segment revenue	-	-	1,106	(1,106)	-
Total revenue	56,514	-	1,128	(1,106)	56,536
Segment results	1,626	56	(153)	-	1,529
Finance costs	(541)	(474)	(43)	-	(1,058)
Share of results of equity-accounted investees	-	(146)	-	-	(146)
Profit before tax	1,085	(564)	(196)	-	325
Income tax expense					(125)
Profit after tax					200
Non-controlling interests					28
Net profit attributable to owners of the Company					228
<b>Assets</b>					
Interests in equity-accounted investees	-	20,313	-	-	20,313
Segment assets	90,283	43,613	24,798	(16,351)	142,343
Unallocated assets					300
<b>Total assets</b>					162,956
<b>Liabilities</b>					
Segment liabilities	48,747	48,311	10,401	(41,978)	65,481
Unallocated liabilities					2,123
<b>Total liabilities</b>					67,604
Additions to non-current assets	11,242	-	-	-	11,242
Depreciation and amortisation	8,657	348	284	-	9,289
Allowance for impairment on loans to a joint venture	-	70	-	-	70
Other non-cash expenses/(income)	15	-	(1,248)	-	(1,233)

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 4 Segment and revenue information (cont'd)

#### 4.1 Reportable segments (cont'd)

	Group				
	Food and Beverage <u>S\$'000</u>	Property Investments <u>S\$'000</u>	Others <u>S\$'000</u>	Eliminations /Adjustment <u>S\$'000</u>	Group <u>S\$'000</u>
<b>1H2022</b>					
Revenue from external customers	45,428	-	24	-	45,452
Inter-segment revenue	-	-	1,010	(1,010)	-
Total revenue	45,428	-	1,034	(1,010)	45,452
Segment results	2,032	160	(1,226)	-	966
Finance costs	(447)	-	(5)	-	(452)
Share of results of equity-accounted investees	-	(456)	-	-	(456)
Profit before tax	1,585	(296)	(1,231)	-	58
Income tax credit					17
Profit after tax					75
Non-controlling interests					36
Net profit attributable to owners of the Company					111
<b>Assets</b>					
Interests in equity-accounted investees	-	20,941	-	-	20,941
Segment assets	96,202	17,925	24,541	(19,601)	119,067
Unallocated assets					250
<b>Total assets</b>					140,258
<b>Liabilities</b>					
Segment liabilities	51,145	22,177	8,754	(39,847)	42,229
Unallocated liabilities					1,852
<b>Total liabilities</b>					44,081
Additions to non-current assets	7,135	-	12	-	7,147
Depreciation and amortisation	8,325	81	280	-	8,686
Impairment loss on property, plant and equipment	168	-	-	-	168
Other non-cash expenses/(income)	22	-	(70)	-	(48)

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 4 Segment and revenue information (cont'd)

#### 4.2 Disaggregation of revenue

<b><u>1H2023</u></b>	<b>Food and Beverage <u>S\$'000</u></b>	<b>Property Investments <u>S\$'000</u></b>	<b>Others <u>S\$'000</u></b>	<b>Group <u>S\$'000</u></b>
Type of goods or service:				
Sales and service charges	56,448	-	-	<b>56,448</b>
Royalty income	66	-	22	<b>88</b>
Total revenue	<b>56,514</b>	<b>-</b>	<b>22</b>	<b>56,536</b>
Timing of revenue recognition:				
At a point of time	56,448	-	-	<b>56,448</b>
Over time	66	-	22	<b>88</b>
	<b>56,514</b>	<b>-</b>	<b>22</b>	<b>56,536</b>
Geographical information:				
Singapore	51,251	-	22	<b>51,273</b>
Malaysia	5,263	-	-	<b>5,263</b>
	<b>56,514</b>	<b>-</b>	<b>22</b>	<b>56,536</b>

<b><u>1H2022</u></b>	<b>Food and Beverage <u>S\$'000</u></b>	<b>Property Investments <u>S\$'000</u></b>	<b>Others <u>S\$'000</u></b>	<b>Group <u>S\$'000</u></b>
Types of goods or service:				
Sales and service charges	45,363	-	-	<b>45,363</b>
Royalty income	65	-	24	<b>89</b>
Total revenue	<b>45,428</b>	<b>-</b>	<b>24</b>	<b>45,452</b>
Timing of revenue recognition:				
At a point of time	45,363	-	-	<b>45,363</b>
Over time	65	-	24	<b>89</b>
	<b>45,428</b>	<b>-</b>	<b>24</b>	<b>45,452</b>
Geographical information:				
Singapore	41,554	-	24	<b>41,578</b>
Malaysia	3,874	-	-	<b>3,874</b>
	<b>45,428</b>	<b>-</b>	<b>24</b>	<b>45,452</b>

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 5 Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 30 June 2023 and 31 December 2022.

	Group		Company	
	30-Jun-23 S\$'000	31-Dec-22 S\$'000	30-Jun-23 S\$'000	31-Dec-22 S\$'000
<b>Financial Assets</b>				
Financial assets at cost	12,773	13,040	31,462	31,112
Financial assets at amortised cost	43,200	49,827	16,488	21,799
Financial asset at FVOCI	35	35	35	35
Financial assets at FVTPL	5,599	4,352	5,599	4,352
<b>Financial Liabilities</b>				
At amortised cost	60,683	61,273	36,601	35,623

### 6 Profit before tax

#### 6.1 Significant items

	Group		
	1H2023 S\$'000	1H2022 S\$'000	Change %
<b>Profit for the period include the following:</b>			
Government grants <i>(included in Other income)</i>	1,460	1,521	(4.0)
Finance costs:			
- borrowings	(519)	(48)	n.m.
- interest portion on lease liabilities	(539)	(404)	33.4
Amortisation of intangible assets	(146)	(146)	-
Depreciation:			
- property, plant and equipment	(1,469)	(1,443)	1.8
- investment properties	(348)	(81)	n.m.
- right-of-use assets	(7,326)	(7,016)	4.4
Foreign exchange loss, net	(58)	(60)	(3.3)
Property, plant and equipment written off	(13)	(24)	(45.8)
(Loss)/gain on disposal of property, plant and equipment, net	(2)	2	n.m.
Impairment loss on property, plant and equipment, net	-	(168)	(100.0)
Write-off for inventories	(23)	(16)	43.8
Allowance for impairment on loans to a joint venture	(70)	-	n.a.
Fair value gain on financial assets at fair value through profit or loss	1,248	70	n.m.
Over/(under) provision for tax of prior years	17	(1)	n.m.

n.a.: not applicable  
n.m.: not meaningful

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 6.2 Related party transactions

In addition to the related party information disclosed elsewhere in this set of condensed interim financial statements, the following significant transactions took place between the Group and related parties on terms agreed between the parties during 1H2023 and 1H2022:

Group	
1H2023	1H2022
\$'000	\$'000

#### Key management personnel ("KMP")

Remuneration:

- Salaries, fees and benefits-in-kind	1,483	1,293
- Contribution to defined contribution plans	71	57
Expenses paid on behalf of the Group	182	175

#### Close family members of KMP

Remuneration:

- Salaries and related costs	141	143
- Contribution to defined contribution plans	21	25
Expenses paid on behalf of the Group	73	82

## 7 Taxation

The Group calculates the income tax expense for 1H2023 and 1H2022 using the tax rate that would be applicable to the expected total annual earnings. The major components of the income tax expense/(credit) in the condensed interim consolidated statement of profit or loss are:

Group	
1H2023	1H2022
S\$'000	S\$'000

Current income tax expense:

- current income tax provision	166	6
- (over)/under provision in respect of prior years	(17)	1
	149	7

Deferred income tax relating to origination and reversal of temporary differences

	(24)	(24)
Income tax expense/(credit)	125	(17)

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 8 Dividends

Group	
1H2023	1H2022
S\$'000	S\$'000

Ordinary dividends paid:

- Final exempt 2022 dividend of 0.75 cents per share  
(2022: Final exempt 2021 dividend of 0.75 cents per share)

1,507	1,507
<b>1,507</b>	<b>1,507</b>

### 9 Net Asset Value

Net Asset Value per ordinary share based on total number of issued shares excluding treasury shares at the end of the financial period/year (cents)

Group		Company	
30-Jun-23	31-Dec-22	30-Jun-23	31-Dec-22
47.3	48.2	45.6	46.6

### 10 Property, plant and equipment

During the six months ended 30 June 2023, the Group acquired property, plant and equipment amounting to S\$2,021,000 (30 June 2022: S\$829,000) and disposed of property, plant and equipment amounting to S\$24,000 (30 June 2022: S\$35,000).

### 11 Investment properties

	Group		Company	
	30-Jun-23 S\$'000	31-Dec-22 S\$'000	30-Jun-23 S\$'000	31-Dec-22 S\$'000
<b>Cost</b>				
At beginning of financial year	33,571	7,008	1,863	1,863
Additions	-	26,697	-	-
Translation	59	(134)	-	-
Balance as at 30-Jun-23/31-Dec-22	<b>33,630</b>	33,571	<b>1,863</b>	1,863
<b>Accumulated depreciation</b>				
At beginning of financial year	3,369	3,074	1,047	1,010
Depreciation charge for the interim period/financial year	348	295	19	37
Balance as at 30-Jun-23/31-Dec-22	<b>3,717</b>	3,369	<b>1,066</b>	1,047
<b>Net book value</b>				
As at 30-Jun-23/31-Dec-22	<b>29,913</b>	30,202	<b>797</b>	816
<b>At valuation (based on 31-Dec-22 valuation*) :</b>				
- Freehold properties	3,000	3,000	3,000	3,000
- Leasehold properties	<b>34,709</b>	34,649	-	-

\* converted at the closing exchange rate of IDR/S\$ as at 30-Jun-23 and 31-Dec-22.

Based on the latest valuation of the properties as at 31-Dec-22, the Group does not expect material impairment to the carrying values of the properties.



## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 11.1 Valuation

The fair values of the investment properties for disclosure purposes are categorised within Level 3 of the fair value hierarchy – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The Group engages independent professional valuers to determine the fair values of investment properties at the end of each financial year. The fair value of investment property is determined by the market comparison methods.

Based on the comparison method, comparison was made to recent sales transactions of comparable properties within the vicinity and elsewhere. Necessary adjustments have been made for differences in location, tenure, size, shape, design and layout, age and condition of buildings, dates of transactions and the prevailing market conditions amongst other factors affecting its value. Any significant changes to the adjustments made to market value for differences in location or condition would result in higher or lower fair value measurement.

## 12 Intangible assets

	Group				
	Goodwill on consolidation S\$'000	Trademarks S\$'000	Customer relationships S\$'000	Others* S\$'000	Total S\$'000
<b>At 31-Dec-22</b>					
Cost	8,303	5,381	2,797	1,745	18,226
Accumulated amortisation	-	-	(1,540)	(1,462)	(3,002)
Net book amount	<b>8,303</b>	<b>5,381</b>	<b>1,257</b>	<b>283</b>	<b>15,224</b>
<b>6 months ended 30-Jun-23</b>					
Opening net book amount	8,303	5,381	1,257	283	<b>15,224</b>
Amortisation charge	-	-	(140)	(6)	<b>(146)</b>
Closing net book amount	<b>8,303</b>	<b>5,381</b>	<b>1,117</b>	<b>277</b>	<b>15,078</b>
<b>At 30-Jun-23</b>					
Cost	8,303	5,381	2,797	1,745	<b>18,226</b>
Accumulated amortisation	-	-	(1,680)	(1,468)	<b>(3,148)</b>
Net book amount	<b>8,303</b>	<b>5,381</b>	<b>1,117</b>	<b>277</b>	<b>15,078</b>

\*Others comprise customer contracts and favourable lease agreements, knowhow and trade name; and franchise rights

### 12.1 Impairment assessment of goodwill and indefinite-life intangible assets

For the purposes of impairment assessment, the Group's goodwill and trademarks acquired in a business combination have been allocated to the cash-generating unit identified as Chillli Padi Holding Pte Ltd and its subsidiaries.

Management performs an impairment assessment of goodwill and intangible assets with indefinite life annually, or more frequently if there are indications of impairment. As at 30 June 2023, there were no significant events and conditions that indicated impairment existed.

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 13 Financial assets at fair value through profit or loss ("FVTPL")

	Group and Company	
	30-Jun-23 S\$'000	31-Dec-22 S\$'000
Quoted equity investments in Singapore	5,505	4,258
Structured deposit	94	94
	<b>5,599</b>	<b>4,352</b>

The fair value of the quoted equity investment is determined by its quoted closing market price of these investments. This fair value measurement is categorised in Level 1 of the fair value hierarchy - quoted prices (unadjusted) in active markets for identical assets or liabilities.

The fair value of the structured deposit is based on the value quoted by the financial institution with reference to the expected return of the underlying assets. This fair value measurement is categorised in Level 3 of the fair value hierarchy.

### 14 Share capital

	Group and Company			
	30-Jun-23		31-Dec-22	
	Number of shares '000	Amount S\$'000	Number of shares '000	Amount S\$'000
<b>Issued and fully paid ordinary shares</b>				
At beginning and end of interim period	<b>200,996</b>	<b>43,299</b>	200,996	43,299

There were no movements in the share capital of the Company from 31 December 2022 to 30 June 2023.

There were no outstanding convertibles instruments which may be converted to shares as at 30 June 2023 and 30 June 2022.

The Company did not hold any treasury shares and no subsidiary holdings as at 30 June 2023 and 30 June 2022.

There were no sales, transfers, cancellation and/or use of treasury shares nor subsidiary holdings during the six months ended 30 June 2023.

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 15 Borrowings

	Group		Company	
	30-Jun-23 S\$'000	31-Dec-22 S\$'000	30-Jun-23 S\$'000	31-Dec-22 S\$'000
<u>Amount repayable within one year or on demand</u>				
Secured	1,034	1,051	-	-
Unsecured	1,250	1,237	1,250	1,237
<u>Amount repayable after one year</u>				
Secured	19,312	19,729	-	-
Unsecured	1,922	2,550	1,922	2,550

#### Details of collaterals

- (a) Legal charges on certain properties and equipment classified as property, plant and equipment.
- (b) Legal mortgage on an investment property.
- (c) Legal assignment of the rights, titles and interest in and to all the relevant agreements relating to an investment property, including the assignment of rental proceeds, insurance policies, tenancy agreements and/or sale and purchase agreements in respect of the investment property.
- (d) Corporate guarantees by the Company and a wholly-owned subsidiary.
- (e) Deed of subordination of loans and advances from the Company and its related companies extended to a subsidiary.
- (f) Pledges of fixed deposits of certain subsidiaries.

### 16 Subsequent events

There are no known subsequent events which have led to adjustments to this set of condensed interim financial statements.

## **F. Other information required by Listing Rule Appendix 7.2**

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

The condensed interim consolidated statement of financial position of ABR Holdings Limited and its subsidiaries as at 30 June 2023 and the related condensed interim consolidated profit or loss and other comprehensive income, condensed interim consolidated statement of changes in equity and condensed interim consolidated statement of cash flows for the six-month then ended and certain explanatory notes have not been audited or reviewed.

### **2. 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 following:-**

#### **(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**

The Group's food and beverage businesses have seen a steady recovery since the lifting of COVID-related restrictions in both Singapore and Malaysia. Group revenue for the six months ended 30 June 2023 ("1H2023") increased \$11.0 million or 24% to \$56.5 million as compared to \$45.5 million in the same period last year ("1H2022"). In line with the revenue increase, gross profit rose \$2.6 million or 13% to \$22.6 million as compared to \$20.0 million in 1H2022, but gross profit margin was impacted by the increase in food ingredients and manpower costs.

Other income increased by about \$1.6 million from \$2.2 million in 1H2022 to \$3.8 million in 1H2023. The increase was mainly attributed to the fair value gain on financial assets of \$1.2 million and increased rental income of \$0.3 million from the new investment properties acquired in 2H2022.

Interest income increased \$0.3 million to about \$0.6 million in 1H2023 due to higher interest rates on fixed deposits.

Selling, distribution and outlet expenses increased \$1.9 million or 14% from \$13.4 million in 1H2022 to \$15.3 million in 1H2023, in tandem with higher revenue and business activities. The increase was due mainly to higher manpower cost, turnover rent, utilities, repairs, maintenance and cleaning, advertising and credit card commission.

Administrative expenses increased \$2.1 million or 28% from \$7.8 million in 1H2022 to \$9.9 million in 1H2023. The increase was due mainly to increased manpower cost, utilities and depreciation of investment properties.

Other expenses for 1H2023 were mainly foreign exchange loss and impairment allowance on loans to a joint venture. Other expenses for 1H2022 included foreign exchange loss, write-off of plant and equipment and impairment loss on plant and equipment for our outlets in Malaysia.

Finance costs increased from about \$0.5 million in 1H2022 to \$1.1 million in 1H2023 due to financing costs on the loan to finance the acquisition of investment properties in 2H2022 and higher interest on lease liabilities.

Share of results of equity-accounted investees in 1H2023 was attributed to the share of losses from the Group's Malaysian associated companies in the property business.

Income tax expense of \$0.1 million was provided in 1H2023 as compared to a marginal income tax benefit in 1H2022 due to higher profits recorded in 1H2023.

As a result of the above, the Group recorded a net profit attributable to owners of the Company of \$0.2 million in 1H2023 as compared to \$0.1 million in 1H2022.

**F. Other information required by Listing Rule Appendix 7.2 (cont'd)**

**2. 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 following:- (cont'd)**

**(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on**

Non-current assets

As at 30 June 2023, the Group's non-current assets increased \$2.5 million to \$123.6 million as compared to \$121.1 million as at 31 December 2022. The increase was mainly attributed to increase in right-of-use ("ROU") assets of \$1.8 million due to renewed leases in 1H2023 and higher financial asset at FVTPL arising from fair value gain of \$1.2 million.

At the Company level, non-current assets increased \$4.3 million to \$117.4 million as compared to \$113.1 million as at 31 December 2022. The increase was mainly attributed to increase in ROU assets of \$1.8 million, financial asset at FVTPL of \$1.2 million and increase in loans to subsidiaries of about \$1.1 million.

Current Assets

As at 30 June 2023, the Group's current assets decreased \$5.2 million to \$39.4 million when compared to \$44.6 million as at 31 December 2022. The decrease was due mainly to reduction in cash and cash equivalents of \$6.3 million used in the Group's investment and financing activities which was further explained below. The increase in trade and other receivables of \$1.3 million was due mainly to grant receivable of \$1.1 million.

At the Company level, current assets decreased \$5.2 million from \$19.0 million to \$13.8 million due mainly to decrease in cash and cash equivalents of \$6.7 million, partially offset by increase in trade and other receivables of about \$1.6 million due mainly to grant receivable and increased receivables from subsidiaries.

Non-Current Liabilities

As at 30 June 2023, the Group's non-current liabilities increased \$0.7 million to about \$38.9 million. Lease liabilities increased \$1.8 million to \$14.6 million due to renewed leases in 1H2023, while borrowings reduced by \$1.0 million to \$21.2 million.

At the Company level, non-current liabilities increased \$0.8 million to \$15.7 million due to increase in lease liabilities of \$1.4 million, offset by reduced borrowings of \$0.6 million.

Current Liabilities

The Group's current liabilities decreased \$1.6 million from \$30.3 million as at 31 December 2022 to \$28.7 million as at 30 June 2023. The decrease was mainly attributed to the reduction in trade and other payables of \$1.1 million.

At the Company level, current liabilities increased slightly to \$23.8 million as at 30 June 2023. The increase was due mainly to increase in provision for unutilised annual leave and lease liabilities, partly offset by the reduction of tax payable.

Cash Flow

The Group's net cash generated from operating activities of \$7.4 million in 1H2023 were mainly resulted from operating cash flows before movements in working capital of \$9.1 million, offset by net working capital outflow of \$1.5 million and income taxes paid of about \$0.2 million. Net cash used in investing activities of \$2.3 million was mainly for purchase of plant and equipment of \$2.2 million and loans to equity-accounted investees of \$0.5 million, partially offset by interest income of \$0.4 million. Net cash used in financing activities of \$11.4 million was mainly for the payment of lease liabilities and related interest of \$8.4 million, repayment of loans and related interest of \$1.6 million and dividend to shareholders of \$1.5 million. Overall, the cash and cash equivalents of the Group reduced by \$6.3 million in 1H 2023, ending the period with cash and cash equivalents of \$26.1 million.

## F. Other information required by Listing Rule Appendix 7.2 (cont'd)

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

The current announced results are in line with the prospect statement previously disclosed in the Group's FY 2022 results announcement made on 27 February 2023.

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

#### Food and Beverage ("F&B")

While the Group's F&B operations saw an improvement in revenue, this growth was accompanied by cost pressures, particularly in terms of increased manpower cost, higher prices for food ingredients and energy, which would impact the margins.

To mitigate the impact of rising operating costs, we continue to focus on prudent financial and resource planning, refining our operational processes and delivering new products that keep up with market trends. We will remain vigilant and take necessary measures to maintain revenue growth and profitability.

#### Property

The Group's joint venture residential project in Singapore, Baywind Residences, has sold all the 24 units in the development as at 30 June 2023. Based on the development plan, the Group targets completion of the project to be on 4th quarter 2025 and the joint venture is on track to contribute some profit to the Group in 2H2023.

The Group's property projects in Malaysia are progressing with its respective development plans and gearing up for preview and launch. The Group will keep shareholders updated on any subsequent material developments on the projects.

## 5. Dividend

### (a) Current Financial Period Reported On

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

Yes

Name of dividend	Interim
Dividend type	Cash
Dividend per share	0.25 cents
Tax rate	Tax-exempt (1-tier)

### (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	Interim
Dividend type	Cash
Dividend per share	0.25 cents
Tax rate	Tax-exempt (1-tier)

**F. Other information required by Listing Rule Appendix 7.2 (cont'd)**

**5. Dividend (cont'd)**

**(c) Date payable**

The proposed dividend payable date shall be announced later.

**(d) Books closure date**

The books closure date shall be announced later.

**6. If no dividend has been declared/(recommended), a statement to that effect and the reason(s) for the decision.**

Not applicable.

**7. 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 Group has not obtained a general mandate from shareholders for Interested Person Transactions ("IPT").

**8. Confirmation that the issuer has procured undertakings from all its directors and executive officers pursuant to Rule 720(1) of the SGX 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) pursuant to Rule 720(1) of the SGX Listing Manual.

**9. Negative confirmation pursuant to Rule 705(5).**

On behalf of the Board, we hereby confirm that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the interim financial information for the six months ended 30 June 2023 to be false or misleading in any material aspects.

On behalf of the Board of Directors

**Chua Tiang Choon, Keith**  
**Executive Chairman**

Singapore  
14 August 2023

**Ang Yee Lim**  
**Managing Director**

**BY ORDER OF THE BOARD**

Ang Lian Seng  
Executive Director  
14 August 2023