

Company Registration No. 198601009N

Allgreen Properties Limited and
its subsidiary companies

Annual Report
For the financial year ended 31 December 2020



Allgreen Properties Limited and its subsidiary companies

General Information

Directors

Kuok Oon Kwong
Lee Yew Kwung
Teo Keng Chiong
Suraya Bte Abdullah @ Kuok Suon Kwong
Yong Hsin Yue
Simon Ho
Thai Kum Foon
Andy Soh (Alternate to Yong Hsin Yue)

Company Secretary

Ooi Pooi Teng
Andy Soh Yan Lee (Appointed on 30 November 2020)
Tan Isoo (Resigned on 30 November 2020)

Registered Office

1 Kim Seng Promenade
#07-01 Great World City
Singapore 237994

Principal Bankers

Standard Chartered Bank
DBS Bank Limited
The Hongkong and Shanghai Banking Corporation Limited
Malayan Banking Berhad
Overseas-Chinese Banking Corporation Limited
United Overseas Bank Limited

Auditor

Ernst & Young LLP

Index

	Page
Directors' Statement	1
Independent Auditor's Report	3
Balance Sheets	6
Consolidated Income Statement	8
Consolidated Statement of Comprehensive Income	9
Statements of Changes in Equity	10
Consolidated Statement of Cash Flows	15
Notes to the Financial Statements	17

Allgreen Properties Limited and its subsidiary companies

Directors' Statement

The directors are pleased to present their statement to the member together with the audited consolidated financial statements of Allgreen Properties Limited (the "Company") and its subsidiary companies (collectively, the "Group"), and the balance sheet and statement of changes in equity of the Company for the financial year ended 31 December 2020.

Opinion of the directors

In the opinion of the directors,

- (i) the consolidated financial statements of the Group and the balance sheet and statement of changes in equity of the Company are drawn up so as to give a true and fair view of the financial position of the Group and of the Company as at 31 December 2020 and the financial performance, changes in equity and cash flows of the Group and changes in equity of the Company for the year ended on that date; and
- (ii) at the date of this statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

Directors

The directors of the Company in office at the date of this statement are:

Kuok Oon Kwong
Lee Yew Kwung
Teo Keng Chiong
Suraya Bte Abdullah @ Kuok Suon Kwong
Yong Hsin Yue
Simon Ho
Thai Kum Foon
Andy Soh (Alternate to Yong Hsin Yue)

In accordance with Article 94 of the Company's Articles of Association, Simon Ho and Teo Keng Chiong retire from the Board at the Annual General Meeting and being eligible, offer themselves for re-election.

Arrangements to enable directors to acquire shares and debentures

Neither at the end of nor at any time during the financial year was the Company a party to any arrangement whose objects are, or one of whose objects is, to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

Directors' interests in shares and debentures

According to the Register of Directors' Shareholdings' required to be kept by the Company under Section 164 of the Singapore Companies Act, Cap. 50, none of the directors who held office at the end of the financial year had interests in shares, share options, warrants or debentures of the Company, or of the related corporations, either at the beginning or at the end of the financial year.

Allgreen Properties Limited and its subsidiary companies

Directors' Statement

Options

No options were granted during the financial year to take up unissued shares of the Company or of its subsidiary companies.

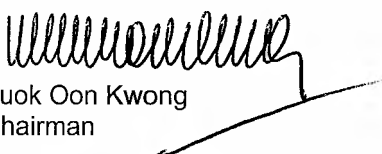
No shares were issued by virtue of the exercise of options.

There were no unissued shares of the Company or of its subsidiary companies under option at the end of the financial year.

Auditors

Ernst & Young LLP have expressed their willingness to accept re-appointment as auditor.

On behalf of the board of directors:


Kuok Oon Kwong
Chairman


Lee Yew Kwung
Chief Executive Officer

Singapore
30 April 2021

Allgreen Properties Limited and its subsidiary companies

**Independent Auditor's Report
For the financial year ended 31 December 2020**

Independent Auditor's Report to the Member of Allgreen Properties Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Allgreen Properties Limited (the Company) and its subsidiaries (collectively, the Group), which comprise the balance sheets of the Group and the Company as at 31 December 2020, the statements of changes in equity of the Group and the Company and the consolidated income statement, consolidated statement of comprehensive income and consolidated statement of cash flows of the Group for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements of the Group, the balance sheet and the statement of changes in equity of the Company are properly drawn up in accordance with the provisions of the Companies Act, Chapter 50 (the Act) and Financial Reporting Standards in Singapore (FRSs) so as to give a true and fair view of the consolidated financial position of the Group and the financial position of the Company as at 31 December 2020 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group and changes in equity of the Company for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing (SSAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority (ACRA) Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities (ACRA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for other information. The other information comprises the information included in the annual report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Allgreen Properties Limited and its subsidiary companies

Independent Auditor's Report For the financial year ended 31 December 2020

Independent Auditor's Report to the Member of Allgreen Properties Limited (cont'd)

Responsibilities of Management and Directors for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and FRSs, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The directors' responsibilities include overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

Allgreen Properties Limited and its subsidiary companies

**Independent Auditor's Report
For the financial year ended 31 December 2020**

Independent Auditor's Report to the Member of Allgreen Properties Limited (cont'd)

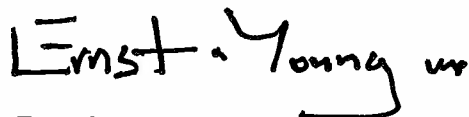
Auditor's Responsibilities for the Audit of the Financial Statements (cont'd)

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiary corporations incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.



Ernst & Young LLP

Public Accountants and
Chartered Accountants
Singapore

30 April 2021

Allgreen Properties Limited and its subsidiary companies

**Balance Sheets
As at 31 December 2020**

	Note	Group		Company	
		2020 \$'000	2019 \$'000	2020 \$'000	2019 \$'000
ASSETS					
Non-current assets					
Property, plant and equipment	4	480,974	504,273	1,578	489
Investment properties	5	2,318,000	2,303,000	–	–
Right-of-use assets		55	154	1,333	–
Deposits	13	219,693	215,775	–	–
Other assets		2,589	942	–	–
Subsidiary companies	6	–	–	1,905,732	1,909,619
Associated companies	7	638,463	626,040	–	–
		3,659,774	3,650,184	1,908,643	1,910,108
Current assets					
Inventories	8	–	46	–	–
Development properties	9	1,057,463	1,178,047	193,529	195,006
Contract cost	9	169,889	162,799	11,953	12,200
Contract assets	10	107,650	–	6,264	–
Trade receivables	11	12,728	7,096	–	–
Other receivables	12	27,797	43,000	3,299	509
Deposits	13	860	675	59	63
Prepayments		2,702	1,504	132	181
Cash and cash equivalents	14	119,256	63,272	2,493	3,221
		1,498,345	1,456,439	217,729	211,180
Total assets		5,158,119	5,106,623	2,126,372	2,121,288
EQUITY AND LIABILITIES					
Equity attributable to owner of the Company					
Share capital	15	1,177,185	1,177,185	1,177,185	1,177,185
Reserves	16	195,727	181,762	–	–
Retained earnings		1,321,736	1,276,469	574,577	568,167
		2,694,648	2,635,416	1,751,762	1,745,352
Non-controlling interests	17	437,046	434,772	–	–
Total equity		3,131,694	3,070,188	1,751,762	1,745,352

Allgreen Properties Limited and its subsidiary companies

**Balance Sheets
As at 31 December 2020**

		Group		Company	
	Note	2020	2019	2020	2019
		\$'000	\$'000	\$'000	\$'000
Non-current liabilities					
Long-term borrowings	18	1,684,410	931,104	–	143,790
Lease liabilities		12	41	742	–
Rental deposits	19	15,179	17,554	–	–
Deferred tax liabilities	20	82,460	87,229	–	–
Derivative financial liabilities	21	4,183	3,886	–	–
		1,786,244	1,039,814	742	143,790
Current liabilities					
Trade payables	22	22,002	35,674	4,382	5,067
Rental deposits	19	6,626	6,851	–	–
Other payables	23	29,840	19,827	2,188	1,552
Advances from subsidiary companies	24	–	–	220,751	223,888
Advances from associated companies		–	50	–	–
Borrowings	18	165,430	924,251	144,430	–
Lease liabilities		49	118	611	–
Government grant		559	–	–	–
Provision for taxation		10,578	9,136	1,356	1,489
Derivative financial liabilities	21	5,097	714	150	150
		240,181	996,621	373,868	232,146
Total liabilities		2,026,425	2,036,435	374,610	375,936
Total equity and liabilities		5,158,119	5,106,623	2,126,372	2,121,288
Net current assets/(liabilities)		1,258,164	459,818	(156,139)	(20,966)
Net assets		3,131,694	3,070,188	1,751,762	1,745,352

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Allgreen Properties Limited and its subsidiary companies

**Consolidated Income Statement
For the financial year ended 31 December 2020**

		Group	
	Note	2020 \$'000	2019 \$'000
Revenue	25	298,638	230,351
Cost of sales		(192,756)	(120,124)
Gross profit		105,882	110,227
Other income	26	13,340	42,058
Distribution and selling expenses		(6,058)	(11,685)
Administrative expenses		(22,323)	(25,144)
Other expenses		(20,145)	(19,149)
Finance costs		(37,398)	(42,668)
Share of results of associated companies		20,687	16,965
Profit before fair value changes on investment properties and financial derivatives		53,985	70,604
Fair value gain on investment properties	5	380	115,459
Net change in fair value of derivative financial liabilities		(4,680)	(677)
Profit before taxation	27	49,685	185,386
Taxation	28	(4,604)	(11,252)
Profit for the year		45,081	174,134
Profit attributable to:			
Owner of the Company		45,267	169,603
Non-controlling interests		(186)	4,531
		45,081	174,134

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Allgreen Properties Limited and its subsidiary companies

**Consolidated Statement of Comprehensive Income
For the financial year ended 31 December 2020**

	Note	Group	
		2020 \$'000	2019 \$'000
Profit for the year		45,081	174,134
Other comprehensive income			
<i>Items that will not be reclassified to profit or loss:</i>			
Revaluation (deficit)/surplus on property, plant and equipment	4	(9,879)	19,462
Deferred tax on revaluation deficit/(surplus)		1,679	(3,309)
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Foreign currency translation		18,498	(10,692)
Other comprehensive income for the year, net of taxation		10,298	5,461
Total comprehensive income for the year		55,379	179,595
Total comprehensive income attributable to:			
Owner of the Company		59,232	164,173
Non-controlling interests		(3,853)	15,422
		55,379	179,595

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Statements of Changes in Equity
For the financial year ended 31 December 2020

-10-

Allgreen Properties Limited and subsidiary companies

**Statements of Changes in Equity
For the financial year ended 31 December 2020**

Group	Attributable to owner of the Company					Total equity \$'000
	Share capital (Note 15) \$'000	Reserves, total \$'000	Asset revaluation reserve (Note 16) \$'000	Foreign currency translation reserve (Note 16) \$'000	Equity attributable to owner of the Company, total \$'000	

Allgreen Properties Limited and subsidiary companies

**Statements of Changes in Equity
For the financial year ended 31 December 2020**

Group	Attributable to owner of the Company				
	Share capital (Note 15) \$'000	Reserves, total \$'000	Asset revaluation reserve (Note 16) \$'000	Foreign currency translation reserve (Note 16) \$'000	Equity attributable to owner of the Company, total \$'000
As at 1 January 2019	1,177,185	187,192	181,765	5,427	2,471,243
Profit for the year	–	–	–	–	366,626
<u>Other comprehensive income</u>					4,531
Revaluation surplus on property, plant and equipment	–	10,782	10,782	–	19,462
Deferred tax expense on revaluation surplus	–	(1,833)	(1,833)	–	(3,309)
Foreign currency translation	–	(14,379)	–	(14,379)	(10,692)
Other comprehensive income for the year	–	(5,430)	8,949	(14,379)	10,891
Total comprehensive income for the year, net of tax	–	(5,430)	8,949	(14,379)	15,422
					179,595

Allgreen Properties Limited and subsidiary companies

**Statements of Changes in Equity
For the financial year ended 31 December 2020**

Group	Attributable to owner of the Company					
	Share capital (Note 15) \$'000	Reserves, total \$'000	Asset revaluation reserve (Note 16) \$'000	Foreign currency translation reserve (Note 16) \$'000	Retained earnings \$'000	Equity attributable to owner of the Company, total \$'000
					Non-controlling interests \$'000	Total equity \$'000
<u>Contribution by and distributions to owner</u>						
Liquidation of subsidiaries companies	-	-	-	-	-	(10,556)
Repayment of quasi-equity loans	-	-	-	-	-	(30)
Dividends paid to non-controlling interests of a subsidiary company	-	-	-	-	-	(6,386)
Total transactions with owner in its capacity as owner	-	-	-	-	-	(16,972)
Loan from non-controlling interest of subsidiary companies	-	-	-	-	-	69,696
As at 31 December 2019	1,177,185	181,762	190,714	(8,952)	1,276,469	2,635,416
					434,772	3,070,188

Allgreen Properties Limited and its subsidiary companies

**Statements of Changes in Equity
For the financial year ended 31 December 2020**

	Share capital (Note 15) \$'000	Retained earnings \$'000	Total equity \$'000
Company			
As at 1 January 2020	1,177,185	568,167	1,745,352
Profit for the year	-	6,410	6,410
Total comprehensive income for the year, net of tax	-	6,410	6,410
As at 31 December 2020	1,177,185	574,577	1,751,762
As at 1 January 2019	1,177,185	540,128	1,717,313
Profit for the year	-	28,039	28,039
Total comprehensive income for the year, net of tax	-	28,039	28,039
As at 31 December 2019	1,177,185	568,167	1,745,352

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Allgreen Properties Limited and its subsidiary companies

Consolidated Statement of Cash Flows
For the financial year ended 31 December 2020

	Group	
	2020	2019
	\$'000	\$'000
Cash flows from operating activities		
Profit before taxation	49,685	185,386
Adjustments for:		
Depreciation of property, plant and equipment	16,432	16,956
Depreciation of right-of-use assets	173	255
Fair value gain on investment properties	(380)	(115,459)
Loss on disposal of property, plant and equipment	13	55
Interest income	(1,648)	(3,872)
Interest expense	36,483	41,821
Share of results of associated companies	(20,687)	(16,965)
Gain on disposal of investment in subsidiary companies	—	(33,127)
Allowance/(Write-back) for impairment loss of trade receivables, net	168	(2)
Amortisation of capitalised cost	135,877	62,298
Net change in fair value of financial derivatives	4,680	677
Net effect of currency alignment	(1,089)	3,476
Operating cash flows before working capital changes	219,707	141,499
Decrease in inventories	46	—
Increase in development properties	(17,772)	(28,190)
Increase in capitalised costs	(4,611)	(7,034)
Increase in deposits for purchase of properties	(3,918)	(76,169)
Increase in trade and other receivables	(96,087)	(11,015)
Decrease in trade and other payables	(6,957)	(23,974)
(Decrease)/Increase in rental deposits	(2,600)	1,973
Cash generated from/(used in) operations	87,808	(2,910)
Interest paid	(32,247)	(43,131)
Income tax paid	(6,563)	(20,579)
Net cash generated from/(used in) operating activities	48,998	(66,620)
Cash flows from investing activities		
Additions to investment properties	(14,620)	(67,541)
(Increase)/Decrease in other asset	(1,647)	28,677
Additions to property, plant and equipment	(3,025)	(1,477)
Additions to rights of use asset	(74)	—
Proceeds from capital reduction in an associated company	2,947	26,445
Advances to associated companies	(2,218)	—
Non-controlling interests share of liquidation of subsidiaries	(4)	(34,163)
Dividends from associated companies	22,858	21,553
Deposits for purchase of properties	—	(139,606)
(Advances to)/Repayment of loans from non-controlling shareholders	(2)	10,828
Proceeds from disposal of subsidiary companies	—	49,618
Interest received	1,648	4,184
Net cash generated from/(used in) investing activities	5,863	(101,482)

Allgreen Properties Limited and its subsidiary companies

**Consolidated Statement of Cash Flows
For the financial year ended 31 December 2020**

	Group	
	2020	2019
	\$'000	\$'000
Cash flows from financing activities		
Quasi-equity loans from non-controlling interests	5,700	69,696
Repayment of quasi-equity loan to non-controlling interests	—	(30)
Advances from non-controlling interests	2,231	—
Repayment of loan from an associated company	(50)	—
Payment of principal portion of lease liabilities	(165)	(204)
Dividends paid to non-controlling interests of subsidiary companies	(1,640)	(6,386)
Proceeds from issuance of long term notes	250,000	—
Drawdown of bank borrowings	753,132	252,881
Repayment of bank borrowings	(1,008,647)	(515,058)
Net cash generated from/(used in) financing activities	561	(199,101)
Net increase/(decrease) in cash and cash equivalents	55,422	(367,203)
Cash and cash equivalents at 1 January	63,272	430,396
Effect of exchange rate changes on cash and cash equivalents	562	79
Cash and cash equivalents at 31 December (Note 14)	119,256	63,272

The accompanying accounting policies and explanatory notes form an integral part of the financial statements

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2020

1. Corporate information

The financial statements for the year ended 31 December 2020 were authorised for issue in accordance with a resolution of the directors on the date of the Directors' Statement.

The Company is incorporated and domiciled in the Republic of Singapore. The immediate and ultimate holding company is Brookvale Investments Pte Ltd.

The registered office and principal place of business of the Company is located at 1 Kim Seng Promenade, #07-01 Great World City, Singapore 237994. The Company also undertakes property development activities at the following location:

- (a) Juniper Hill
39 Ewe Boon Road, Singapore

The principal activities of the Company are that of investment holding and to develop properties for sale. The principal activities of its subsidiary companies are disclosed in Note 6 to the financial statements.

2. Summary of significant accounting policies

2.1 Basis of preparation

The consolidated financial statements of the Group and the balance sheet and statement of changes in equity of the Company have been prepared in accordance with Singapore Financial Reporting Standards (FRS).

The financial statements have been prepared on the historical cost basis, except as disclosed in the accounting policies below.

The financial statements are presented in Singapore Dollars (SGD or \$), and all values in the tables are rounded to the nearest thousand (\$'000) except when otherwise indicated.

2.2 Changes in accounting policies

The accounting policies adopted are consistent with those of the previous financial year except in the current financial year, the Group has adopted all the new and revised standards which are effective for annual financial period beginning on 1 January 2020. The adoption of these standards did not have any material effect on the financial performance or position of the Group and Company.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)

2.3 *Standards issued but not yet effective*

The Group has not adopted the following standards that have been issued but are not yet effective:

<i>Description</i>	<i>Effective for annual periods beginning on or after</i>
Amendments to FRS 116: <i>Covid-19 Related Rent Concessions</i>	1 June 2020
Amendments to FRS 103: <i>References to the Conceptual Framework</i>	1 January 2022
Amendments to FRS 37: <i>Onerous Contracts – Cost of Fulfilling a Contract</i>	1 January 2022
Amendments to FRS 16: <i>Proceeds before Intended Use</i>	1 January 2022
Amendments to FRS 1: <i>Classification of Liabilities as current or non-current</i>	1 January 2023
Amendments to FRS 110: <i>Consolidated Financial Statements and FRS 28 Investments in Associates and Joint Ventures: Sale or contribution of Assets between Investor and its Associate or Joint Venture</i>	Date to be determined

The directors expect that the adoption of the standards above will not have any material impact on the financial statements in the year of initial application.

2.4 *Basis of consolidation and business combinations*

(a) *Basis of consolidation*

Basis of consolidation from 1 January 2010

The consolidated financial statements comprise the financial statements of the Company and its subsidiary companies as at the end of the reporting period. The financial statements of the subsidiary companies used in the preparation of the consolidated financial statements are prepared for the same reporting date as the Company. Consistent accounting policies are applied to like transactions and events in similar circumstances.

All significant intra-group balances, income and expenses and unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Subsidiary companies are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

2. Summary of significant accounting policies (cont'd)

2.4 Basis of consolidation and business combinations (cont'd)

(a) Basis of consolidation (cont'd)

Basis of consolidation prior to 1 January 2010

Losses within a subsidiary company are attributed to the non-controlling interest even if that results in a deficit balance.

A change in the ownership interest of a subsidiary company, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary company, it:

- de-recognises the assets (including goodwill) and liabilities of the subsidiary company at their carrying amounts at the date when control is lost;
- de-recognises the carrying amount of any non-controlling interest;
- de-recognises the cumulative translation differences recorded in equity;
- recognises the fair value of the consideration received;
- recognises the fair value of any investment retained;
- recognises any surplus or deficit in profit or loss;
- re-classifies the Group's share of components previously recognised in other comprehensive income to profit or loss or retained profits, as appropriate.

Certain of the above-mentioned requirements were applied on a prospective basis. The following differences, however, are carried forward in certain instances from the previous basis of consolidation:

- Acquisition of non-controlling interests, prior to 1 January 2010, were accounted for using the parent entity extension method, whereby, the differences between the consideration and the book value of the share of the net assets acquired were recognised in goodwill.
- Losses incurred by the Group were attributed to the non-controlling interest until the balance was reduced to zero. Any further losses were attributed to the Group, unless the non-controlling interest had a binding obligation to cover these. Losses prior to 1 January 2010 were not reallocated between non-controlling interest and the owners of the Company.
- Upon loss of control, the Group accounted for the investment retained at its proportionate share of the net asset value at the date control was lost. The carrying value of such investments as at 1 January 2010 has not been restated.

2. Summary of significant accounting policies (cont'd)

2.4 Basis of consolidation and business combinations (cont'd)

(b) Business combinations and goodwill

Business combinations are accounted for by applying the acquisition method. Identifiable assets acquired and liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Acquisition-related costs are recognised as expenses in the periods in which the costs are incurred and the services are received.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability, will be recognised in profit or loss.

The Group elects for each individual business combination, whether non-controlling interest in the acquiree (if any), that are present ownership interests and entitle their holders to a proportionate share of net assets in the event of liquidation, is recognised on the acquisition date at fair value, or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets. Other components of non-controlling interests are measured at their acquisition date fair value, unless another measurement basis is required by another FRS.

Any excess of the sum of the fair value of the consideration transferred in the business combination, the amount of non-controlling interest in the acquiree (if any), and the fair value of the Group's previously held equity interest in the acquiree (if any), over the net fair value of the acquiree's identifiable assets and liabilities is recorded as goodwill. In instances where the latter amount exceeds the former, the excess is recognised as gain on bargain purchase in profit or loss on the acquisition date.

Goodwill is initially measured at cost. Following initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to the Group's cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

The cash-generating units to which goodwill have been allocated are tested for impairment annually and whenever there is an indication that the cash-generating unit may be impaired. Impairment is determined for goodwill by assessing the recoverable amount of each cash-generating unit (or group of cash-generating units) to which the goodwill relates.

2. Summary of significant accounting policies (cont'd)

2.5 *Property, plant and equipment, and depreciation*

Hotel property, which includes interests in leasehold land and buildings and their integral fixed plant and machinery and fittings, is stated at valuation, less accumulated depreciation. It is stated at directors' valuation based upon the advice of professional valuers on the open market value at the end of the reporting period.

Any revaluation surplus is recognised in other comprehensive income and accumulated in equity under the asset revaluation reserve, except to the extent that it reverses a revaluation decrease of the same asset previously recognised in profit or loss, in which case the increase is recognised in profit or loss. A revaluation deficit is recognised in profit or loss, except to the extent that it offsets an existing surplus on the same asset carried in the asset revaluation reserve.

Any accumulated depreciation as at the revaluation date is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset. The revaluation surplus included in the asset revaluation reserve in respect of an asset is transferred directly to retained earnings on retirement or disposal of the asset.

On disposal of the hotel property, the net surplus on revaluation is transferred directly to retained earnings.

All other items of plant and equipment are initially recorded at cost. Subsequent to recognition, plant and equipment are measured at cost, less accumulated depreciation and any accumulated impairment losses. The cost of an asset comprises its purchase price and any directly attributable costs of bringing the asset to working condition for its intended use. Expenditure for additions, improvements and renewals are capitalised and expenditure for maintenance and repairs are charged to profit or loss as incurred. The cost of an item of plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits associated with the item will flow to the Group and the Company and the cost of the item can be measured reliably.

Depreciation is computed on a straight-line basis over the estimated useful lives of the assets as follows:

Leasehold land	-	lease term of 95 years
Buildings	-	50 years
Plant, machinery, furniture, fittings, equipment and computers	-	3 to 10 years
Motor vehicles	-	5 to 10 years
Operating supplies	-	5 years

2. Summary of significant accounting policies (cont'd)

2.5 *Property, plant and equipment, and depreciation (cont'd)*

Construction-in-progress comprises materials and contractors' costs based on architects' certification in relation to refurbishment of the hotel property. No depreciation is provided for construction-in-progress.

The carrying values of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

For acquisitions and disposals during the year, depreciation is provided from the month of acquisition and to the month before disposal respectively. Fully depreciated assets are retained in the books of accounts until they are no longer in use.

The residual values, useful lives and depreciation methods are reviewed at each financial year-end to ensure that the amount, method and period of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the items of property, plant and equipment.

An item of property, plant and equipment is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on de-recognition of the asset is included in profit or loss in the year the asset is de-recognised.

Operating supplies comprise linen, chinaware, glassware and silverware. Items in use are regarded as part of the necessary operating supplies of the hotel and are shown under property, plant and equipment. Items held in the stores are regarded as inventories. Issues from stores for replacement to maintain the level of operating supplies in the hotel are charged to profit or loss.

2.6 *Investment properties*

Investment properties are properties that are either owned by the Group or leased under a finance lease that are held to earn rentals or for capital appreciation, or both, rather than for use in the production or supply of goods or services, or for administrative purposes, or for sale in the ordinary course of business. Investment properties comprise completed investment properties and properties that are being constructed or developed for future use as investment properties. Properties held under operating leases are classified as investment properties when the definition of investment properties is met.

Investment properties are initially recorded at cost including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met.

Subsequent to initial recognition, investment properties are measured at fair value. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the year in which they arise.

2. Summary of significant accounting policies (cont'd)

2.6 *Investment properties (cont'd)*

Additions, improvements and renewals resulting from subsequent expenditure are capitalised and expenditure for repairs and maintenance are charged to profit or loss when incurred.

Investment properties are de-recognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognised in profit or loss in the year of retirement or disposal.

2.7 *Subsidiary companies*

A subsidiary company is an investee that is controlled by the Group. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

In the Company's separate financial statements, investments in subsidiary companies are accounted for at cost, less impairment losses.

2.8 *Associated companies*

An associated company is an entity over which the Group has the power to participate in the financial and operating policy decisions of the investee but does not have control or joint control of those policies.

The Group accounts for its investments in associated companies using the equity method from the date on which it becomes an associated company.

On acquisition of the investment, any excess of the cost of the investment over the Group's share of the net fair value of the investee's identifiable assets and liabilities is accounted as goodwill and is included in the carrying amount of the investment. Any excess of the Group's share of the net fair value of the investee's identifiable assets and liabilities over the cost of the investment is included as income in the determination of the entity's share of the associated company's profit or loss in the period in which the investment is acquired.

Under the equity method, the investment in associated companies is carried in the balance sheet at cost plus post-acquisition changes in the Group's share of net assets of the associated companies. The profit or loss reflects the share of results of the operations of the associated companies. Distributions received from associated companies reduce the carrying amount of the investment. Where there has been a change recognised in other comprehensive income by the associated companies, the Group recognises its share of such changes in other comprehensive income. Unrealised gains and losses resulting from transactions between the Group and associated company are eliminated to the extent of the interest in the associated company.

2. Summary of significant accounting policies (cont'd)

2.8 Associated companies (cont'd)

When the Group's share of losses in an associated company equals or exceeds its interest in the associated company, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associated company.

After application of the equity method, the Group determines whether it is necessary to recognise an additional impairment loss on the Group's investment in associated companies. The Group determines at the end of each reporting period whether there is any objective evidence that the investment in the associated company is impaired.

If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associated company and its carrying value, and recognises the amount in profit or loss.

The financial statements of the associated companies are prepared at the same reporting date as the Company. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

2.9 Inventories

Inventories are carried at the lower of cost and net realisable value. Costs incurred in bringing the inventories to their present location and condition are primarily determined on a first-in-first-out basis and include freight and handling charges.

When necessary, allowance is provided for damaged, obsolete, slow-moving items to adjust the carrying value of inventories to the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs necessary to make the sale.

2.10 Development properties

Development properties are properties acquired or being constructed for sale in the ordinary course of business, rather than to be held for the Company's own use, rental or capital appreciation.

Development properties are held as inventories and measured at the lower of cost and net realisable value.

Net realisable value of development properties is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less the estimated costs of completion and the estimated costs necessary to make the sale. Allowance for foreseeable losses is made when it is anticipated that the net realisable value has fallen below cost.

The costs of development properties recognised in profit or loss on disposal are determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

2. Summary of significant accounting policies (cont'd)

2.10 Development properties (cont'd)

Commission paid to property agents on the sale of development properties will be capitalised as incremental costs to obtain a contract with customer if these costs are recoverable. These costs are amortised consistently with the pattern of revenue recognised for the related contract to profit or loss.

2.11 Contract assets

Contract assets primarily relate to the Company's rights to consideration for work completed but not billed at the reporting date on construction of development properties. Contract assets are transferred to trade receivables when the rights become unconditional. This usually occurs when the Company invoices the customer.

2.12 Financial instruments

Financial assets

Initial recognition and measurement

Financial assets are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument.

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Trade receivables are measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third party, if the trade receivables do not contain a significant financing component at initial recognition.

Subsequent measurement

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the contractual cash flow characteristics of the asset. Financial assets that are held for the collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets are measured at amortised cost using the effective interest method, less impairment. Gains and losses are recognised in profit or loss when the assets are de-recognised or impaired, and through amortisation process.

De-recognition

A financial asset is de-recognised where the contractual right to receive cash flows from the asset has expired. On de-recognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received and any cumulative gain or loss that had been recognised in other comprehensive income is recognised in profit or loss.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)

2.12 Financial instruments (cont'd)

Financial liabilities

Initial recognition and measurement

Financial liabilities are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument. The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value plus in the case of financial liabilities not at fair value through profit or loss, directly attributable transaction costs.

Subsequent measurement

Financial liabilities at amortised cost

After initial recognition, financial liabilities that are not carried at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are de-recognised, and through the amortisation process.

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Subsequent to initial recognition, financial liabilities at fair value through profit or loss are measured at fair value. Any gains or losses arising from changes in fair value of the financial liabilities are recognised in profit or loss.

De-recognition

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a de-recognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is presented in the balance sheets, when and only when, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

2. Summary of significant accounting policies (cont'd)

2.13 Cash and cash equivalents

Cash and cash equivalents comprise cash and bank balances, and bank deposits which are subject to an insignificant risk of changes in value, and which form an integral part of the Group's cash management.

2.14 Impairment of non-financial assets

The Group assesses at each reporting date whether there is an indication that non-financial asset may be impaired. If any indication exists, the Group makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value, less costs of disposal and its value-in-use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value-in-use, the estimated future cash flows expected to be generated by the asset are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators.

Impairment losses are recognised in profit or loss, except for assets that were previously revalued where the revaluation was taken to other comprehensive income. In this case, the impairment is also recognised in other comprehensive income up to the amount of any previous revaluation.

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Group estimates the asset's or cash-generating unit's recoverable amount.

A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss unless the asset is measured at its revalued amount, in which case the reversal is treated as a revaluation increase.

2. Summary of significant accounting policies (cont'd)

2.15 *Impairment of financial assets*

The Group recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss and financial guarantee contracts. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is recognised for credit losses expected over the remaining life of the exposure, irrespective of timing of the default (a lifetime ECL).

For trade receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date.

The Group considers a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

2.16 *Provisions*

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and the amount of the obligation can be estimated reliably.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed.

2.17 *Rental deposits*

Rental deposits relate to deposits received from tenants at the Group's investment properties. The accounting policy for rental deposits as a financial liability is set out in Note 2.12.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)

2.18 Taxes

(a) *Current income tax*

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the end of the reporting period, in the countries where the Group operates and generates taxable income.

Current income taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(b) *Deferred tax*

Deferred income tax is provided, using the liability method on temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all temporary differences, except:

- Where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of taxable temporary differences associated with investments in subsidiaries and associated companies, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- Where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of deductible temporary differences associated with investments in subsidiaries and associated companies, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

2. Summary of significant accounting policies (cont'd)

2.18 Taxes (cont'd)

(b) Deferred tax (cont'd)

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to taxable income in the year when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the end of each reporting period.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity and deferred tax arising from a business combination is adjusted against goodwill on acquisition.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

(c) Sales tax

Revenue, expenses and assets are recognised net of the amount of sales tax except:

- Where the sales tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the sales tax is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- Receivables and payables that are stated with the amount of sales tax included.

The net amount of sales tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheets.

2.19 Share capital and share issuance expenses

Proceeds from issuance of ordinary shares are recognised as share capital in equity. Incremental costs directly attributable to the issuance of ordinary shares are deducted against share capital.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)

2.20 Revenue recognition

Revenue is measured based on the consideration to which the Group expects to be entitled in exchange for transferring promised goods and services to a customer, excluding amounts collected on behalf of third parties.

Revenue is recognised when the Group satisfies a performance obligation by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A performance obligation may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied performance obligation.

(a) Sale of development properties

Revenue is recognised when control over the property has been transferred to the customer, either over time or at a point in time, depending on the contractual terms.

For development properties whereby the Group is restricted contractually from directing the properties for another use as they are being developed and has an enforceable right to payment for performance completed to date, revenue is recognised over time, based on the construction costs incurred to date as a proportion of the estimated total construction costs to be incurred.

For development properties whereby the Group does not have an enforceable right to payment for performance completed to date, revenue is recognised when the customer obtains control of the asset, usually upon transfer of legal title.

(b) Rental income

Rental income arising from operating leases on investment properties and development properties is accounted for on a straight-line basis over the lease terms. The aggregate costs of incentives provided to lessees are recognised as a reduction of rental income over the lease term on a straight-line basis.

(c) Hotel operations

Revenue from hotel operations is recognised when services are rendered and accepted by customers.

(d) Interest income

Interest income is recognised on a time-apportioned basis using the effective interest method.

(e) Dividend income

Dividend income is recognised when the Group's and Company's right to receive payment is established.

2. Summary of significant accounting policies (cont'd)

2.21 Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

(a) Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Machinery	- 2 years
Other equipment	- 5 years

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment based on the accounting policy asset out in Note 2.14.

(b) Lease liabilities

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

2. Summary of significant accounting policies (cont'd)

2.21 Leases (cont'd)

As a lessee (cont'd)

(b) Lease liabilities (cont'd)

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

(c) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

As a lessor

Leases in which the Group does not transfer substantially all the risks and rewards of ownership of the asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same bases as rental income. The accounting policy for rental income is set out in Note 2.20(b). Contingent rents are recognised as revenue in the period in which they are earned.

2.22 Employee benefits

(a) Defined contribution plan

The Group makes contributions to the Central Provident Fund ("CPF") in Singapore, a defined contribution pension scheme. CPF contributions are recognised as an expense in the period in which the related service is performed.

(b) Employee leave entitlement

Employee entitlements to annual leave are recognised as a liability when they accrue to employees. A provision is made for the estimated liability for leave as a result of services rendered by employees up to the end of the reporting period.

2. Summary of significant accounting policies (cont'd)

2.23 Key management personnel

Key management personnel are those persons having the authority and responsibility for planning, directing and controlling the activities of the entity. Directors and certain general managers are considered key management personnel.

2.24 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

2.25 Foreign currencies

The Group's consolidated financial statements are presented in Singapore Dollars, which is also the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

Transactions and balances

Transactions in foreign currencies are measured in the respective functional currencies of the Company and its subsidiary companies and are recorded on initial recognition in the functional currencies at exchange rates approximating those ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the end of the reporting period. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the end of the reporting period are recognised in profit or loss except for exchange differences arising on monetary items that form part of the Group's net investment in foreign operations, which are recognised initially in other comprehensive income and accumulated under foreign currency translation reserve in equity. The foreign currency translation reserve is reclassified from equity to profit or loss on disposal of the foreign operation.

Consolidated financial statements

For consolidation purpose, the assets and liabilities of foreign operations are translated into SGD at the rate of exchange ruling at the end of the reporting period and their profit or loss are translated at the exchange rates prevailing at the date of the transactions. The exchange differences arising on the translation are recognised in other comprehensive income. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in profit or loss.

In the case of a partial disposal without loss of control of a subsidiary company that includes a foreign operation, the proportionate share of the cumulative amount of the exchange differences is re-attributed to non-controlling interest and is not recognised in profit or loss. For partial disposals of associated companies that are foreign operations, the proportionate share of the accumulated exchange differences is reclassified to profit or loss.

2. Summary of significant accounting policies (cont'd)

2.26 Financial guarantees

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

Financial guarantees are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequent to initial recognition, financial guarantees are recognised as income in profit or loss over the period of the guarantee. If it is probable that the liability will be higher than the amount initially recognised less amortisation, the liability is recorded at the higher amount with the difference charged to profit or loss.

2.27 Contingencies

A contingent liability is:

- (a) a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group; or
- (b) a present obligation that arises from past events but is not recognised because:
 - (i) It is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
 - (ii) The amount of the obligation cannot be measured with sufficient reliability.

2.28 Related parties

A related party is defined as follows:

- (a) A person or a close member of that person's family is related to the Group and the Company if that person:
 - (i) has control or joint control over the Company;
 - (ii) has significant influence over the Company; or
 - (iii) is a member of the key management personnel of the Group or Company or of a parent of the Company.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)

2.28 *Related parties (cont'd)*

- (b) An entity is related to the Group and the Company if any of the following conditions applies:
- (i) the entity and the Company are members of the same group (which means that each parent, subsidiary company and fellow subsidiary company is related to the others);
 - (ii) one entity is an associated company or joint venture of the other entity (or an associated company or joint venture of a member of a group of which the other entity is a member);
 - (iii) both entities are joint ventures of the same third party;
 - (iv) one entity is a joint venture of a third entity and the other entity is an associated company of the third entity;
 - (v) the entity is a post-employment benefit plan for the benefit of employees of either the Company or an entity related to the Company. If the Company is itself such a plan, the sponsoring employers are also related to the Company;
 - (vi) the entity is controlled or jointly controlled by a person identified in (a);
 - (vii) a person identified in (a) (i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

2.29 *Government grant*

Government grants are recognised when there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. Where the grant relates to an asset, the fair value is recognised as deferred capital grant on the statement of financial position and is amortised to profit or loss over the expected useful life of the relevant asset by equal annual instalments. Where the grant relates to income, it is recognised in profit or loss on a systematic basis over the periods in which the entity recognises as expenses the related costs for which the grants are intended to compensate.

Where loans or similar assistance are provided by governments or related institutions with an interest rate below the current applicable market rate, the effect of this favourable interest is regarded as additional government grant.

3. Significant accounting estimates and judgments

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future periods.

3.1 Judgment made in applying accounting policies

In the process of applying the Group's accounting policies, management has made the following judgment, apart from those involving estimations, which has the most significant effect on the amounts recognised in the financial statements.

Operating lease commitments – as lessor

The Group has entered into commercial property leases on its investment properties. The Group has determined, based on the evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties, and so accounts for the contracts as operating leases.

3.2 Key sources of estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of each reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

(i) Revenue recognition on sale of development properties under construction

The Group recognises revenue for pre-completion sales of development properties by reference to the stage of completion using the percentage of completion method. The stage of completion is measured in accordance with the accounting policy set out in Note 2.18(a) to the financial statements. Significant assumptions are required to estimate the total contract costs and the recoverable variation works that affect the stage of completion and revenue respectively. In making these estimates, management has relied on past experience and knowledge of the project engineers. The carrying amount of development properties as well as the revenue from sale of development properties are disclosed in Note 9 and Note 25 to the financial statements respectively.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

3. Significant accounting estimates and judgments (cont'd)

3.2 Key sources of estimation uncertainty (cont'd)

(ii) *Impairment of non-financial assets*

Development properties held for sale

The Group assesses whether there are any indicators of impairment for development properties held for sale at each reporting date. Impairment for development properties held for sale is made when the net realisable value has fallen below cost. In arriving at estimates of net realisable values, management considered factors such as current market conditions, recent selling prices of the development properties and comparable development properties. The impairment for development properties held for sale is disclosed in Note 9.

Investments in associated companies

The Group assesses at each reporting date whether there is any objective evidence that investments in associated companies are impaired. Where there is objective evidence of impairment, the recoverable amount is estimated based on the higher of the value-in-use and the fair value less costs to sell. Estimating the value-in-use requires the Group to make an estimate of the expected future cash flows to be generated by the associated companies and also to choose a suitable discount rate in order to calculate the present value of those cash flows which reflects the risk profile of the investee and economic assumptions regarding the industry and geographical jurisdiction in which the investee operates. Changes in assumptions about these factors could affect the recoverable amount of the investee.

There was an increase in the level of estimation uncertainty in determining the recoverable value of the investments in associated companies as at 31 December 2020 arising from the changes in market and economic conditions brought on by the COVID-19 pandemic.

The carrying amount of the investments in associated companies at the reporting date has been disclosed in the Group's balance sheet.

(iii) *Revaluation of hotel property and investment properties*

The Group carries its hotel property and investment properties at fair value, with changes in fair values being recognised in other comprehensive income and profit or loss respectively.

The fair values of the hotel property and investment properties are determined by independent real estate valuation experts using recognised valuation techniques. These techniques may consider both Income Method and Comparison Method.

The determination of the fair value of the hotel property and investment properties includes consideration of actual revenue, room rates and occupancy rates, property expenses as well as the projected sustainable income in the following years based on market rent and prevailing market conditions. These estimates are based on local market conditions existing at the end of each reporting period.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

3. Significant accounting estimates and judgments (cont'd)

3.2 Key sources of estimation uncertainty (cont'd)

(iii) Revaluation of hotel property and investment properties (cont'd)

There was an increase in the level of estimation uncertainty in determining the fair value of the hotel property investment properties as at 31 December 2020 arising from the changes in market and economic conditions brought on by the COVID-19 pandemic.

(vi) Income taxes

Significant judgment is involved in determining the Group's and the Company's provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group and the Company recognise liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

The carrying amounts of the Group's and the Company's provision for taxation at 31 December 2020 were approximately \$10,578,000 (2019: \$9,136,000) and \$1,356,000 (2019: \$1,489,000). The carrying amounts of the Group's and the Company's deferred tax liabilities at 31 December 2020 were \$82,460,000 (2019: \$87,229,000) and \$Nil (2019: \$Nil) respectively.

(v) Useful lives of property, plant and equipment

The cost of property, plant and equipment is depreciated on a straight-line basis over their useful lives. Management estimates the useful lives of property, plant and equipment to be within 3 to 95 (2019: 3 to 95) years. The carrying amounts of the Group's and the Company's property, plant and equipment as at 31 December 2020 are stated in Note 4 to the financial statements. Changes in the expected level of usage could impact the economic useful lives and residual values of these assets, therefore future depreciation charges could be revised.

Allgreen Properties Limited and its subsidiary companies

**Notes to the financial statements
For the financial year ended 31 December 2020**

4. Property, plant and equipment

Group	Hotel property \$'000	Plant, machinery, furniture, fittings, equipment and computers \$'000	Motor vehicles \$'000	Operating supplies \$'000	Construction- in- progress \$'000	Total \$'000
Cost or valuation						
At 1 January 2019	495,000	27,161	164	1,135	171	523,631
Additions	852	363	—	7	255	1,477
Disposals	(439)	(539)	(134)	(56)	—	(1,168)
Revaluation surplus	4,587	—	—	—	—	4,587
At 31 December 2019 and 1 January 2020	500,000	26,985	30	1,086	426	528,527
Additions	899	1,810	—	—	316	3,025
Disposals	—	(699)	—	(6)	—	(705)
Revaluation surplus	(25,899)	—	—	—	—	(25,899)
At 31 December 2020	475,000	28,096	30	1,080	742	504,948

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

4. Property, plant and equipment (cont'd)

Group (cont'd)	Hotel property \$'000	Plant, machinery, furniture, fittings, equipment and computers \$'000	Motor vehicles \$'000	Operating supplies \$'000	Construction- in- progress \$'000	Total \$'000
Accumulated depreciation						
At 1 January 2019	–	22,295	164	827	–	23,286
Depreciation for the year	15,286	1,636	–	34	–	16,956
Disposals	(411)	(568)	(134)	–	–	(1,113)
Revaluation surplus	(14,875)	–	–	–	–	(14,875)
At 31 December 2019 and 1 January 2020	–	23,363	30	861	–	24,254
Depreciation for the year	16,020	363	–	49	–	16,432
Disposals	–	(692)	–	–	–	(692)
Revaluation surplus	(16,020)	–	–	–	–	(16,020)
At 31 December 2020	–	23,034	30	910	–	23,974
Net book value						
At 31 December 2020	475,000	5,062	–	170	742	480,974
At 31 December 2019	500,000	3,622	–	225	426	504,273

Hotel property, carried at valuation, consists of leasehold land, building, plant and machinery and fittings with net carrying values of \$357,000,000 (2019: \$378,000,000), \$115,439,400 (2019: \$113,423,000), \$2,560,600 (2019: \$2,562,000) and \$Nil (2019: \$6,015,000) respectively as at 31 December 2020.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

4. Property, plant and equipment (cont'd)

Group (cont'd)

Revaluation of hotel property

	Group	
	2020	2019
	\$'000	\$'000
Hotel property		
Transfer to asset revaluation reserve	(9,879)	19,462

The Group engaged an independent firm of professional valuers to determine the fair value of the hotel property as at 31 December 2020 and 31 December 2019. The property was valued on the basis of open market value. As at 31 December 2020, the market value of the hotel property was assessed to approximate \$475,000,000 (2019: \$500,000,000).

If the hotel property was measured using the cost model, the net carrying amount would be as follows:

	Group	
	2020	2019
	\$'000	\$'000
Cost	258,734	257,836
Accumulated depreciation	(127,221)	(118,160)
Net carrying value	131,513	139,676

Company	Work-in-progress, furniture, fittings, equipment and computers
	\$'000
Cost	
At 1 January 2019	803
Additions	508
Disposals	(10)
At 31 December 2019 and 1 January 2020	1,301
Additions	1,240
Disposals	(633)
At 31 December 2020	1,908

Allgreen Properties Limited and its subsidiary companies

**Notes to the financial statements
For the financial year ended 31 December 2020**

4. Property, plant and equipment (cont'd)

Company (cont'd)	Work-in-progress, furniture, fittings, equipment and computers \$'000
Accumulated depreciation	
At 1 January 2019	628
Depreciation for the year	193
Disposals	(9)
At 31 December 2019 and 1 January 2020	812
Depreciation for the year	147
Disposals	(629)
At 31 December 2020	330
Net book value	
At 31 December 2020	1,578
At 31 December 2019	489

5. Investment properties

	Group	
	2020	2019
	\$'000	\$'000
Freehold properties	2,000,000	1,980,000
Leasehold property	318,000	323,000
	2,318,000	2,303,000

The movements in investment properties are as follows:

	Group	
	2020	2019
	\$'000	\$'000
Balance sheet:		
At 1 January	2,303,000	2,120,000
Additions (subsequent expenditure)	14,620	67,541
Fair value gain recognised in profit or loss	380	115,459
At 31 December	2,318,000	2,303,000
Income statement:		
Rental income	82,933	92,007
Direct operating expenses arising from investment properties that generated rental income	(22,202)	(22,271)

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2020****5. Investment properties (cont'd)**

The investment properties which include interests in land and buildings and their integral plant and machinery and fittings, are valued using the Income Method and Comparison Method assessed on 31 December 2020 and 31 December 2019 by a firm of independent professional valuers, who have appropriate recognised professional qualifications and recent experience in the location and category of the investment properties being valued. The determination of the fair values of the investment properties includes consideration of actual revenue and occupancy rates, property expenses as well as the projected sustainable income in the following years based on market rent and prevailing market conditions. These estimates are based on local market conditions existing at the end of each reporting date. As at 31 December 2020, the market values of the investment properties of the Group were assessed to be \$2,318,000,000 (2019: \$2,303,000,000).

The investment properties held by the Group as at 31 December are as follows:

Property	Existing use	Tenure	Unexpired lease term
1 Kim Seng Promenade, Singapore 237994	Office/ Retail	Freehold	Freehold
2 Kim Seng Walk, Singapore 239404	Serviced apartment	Freehold	Freehold
91 Tanglin Road, Singapore 247918	Office/ Retail	Freehold	Freehold
163 Tanglin Road, Singapore 247933	Retail	99 years leasehold commencing from 31 May 1991	71 years

Investment properties amounting to \$1,935,000,000 (2019: \$1,915,000,000) have been mortgaged to secure borrowings (Note 18).

6. Subsidiary companies

	Company	
	2020	2019
	\$'000	\$'000
Unquoted equity investments, at cost	752,625	754,465
Impairment losses	(239,300)	(239,300)
	513,325	515,165
Loans to subsidiary companies:		
Quasi-equity*	1,148,981	1,148,391
Interest-bearing**	243,426	246,063
	1,392,407	1,394,454
Total	1,905,732	1,909,619

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

6. Subsidiary companies (cont'd)

An analysis of allowance for impairment on investment in subsidiary companies is as follows:

	Company	
	2020	2019
	\$'000	\$'000
At 1 January	239,300	231,100
Impairment losses	–	8,200
At 31 December	239,300	239,300

In 2019, management performed an impairment test on the investments in Allgreen Properties (Tianjin) Pte. Ltd. and Jeston Investments Pte. Ltd. An incremental impairment loss of \$8,200,000 was recognised.

* These loans are unsecured and form part of the Company's net investment in subsidiary companies. Settlements are neither planned nor likely to occur in the foreseeable future.

** These loans are unsecured and their carrying values approximate their fair values as they bear interest at variable rates which approximate rates for similar types of borrowing arrangements. The effective interest rate is 0.98% (2019: 2.25%) per annum.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2020**

6. Subsidiary companies (cont'd)**a. Composition of the Group**

Details of the subsidiary companies are as follows:

Name	Country of incorporation/ principal place of business	Proportion of ownership interest held by Group		Principal activities
		2020 %	2019 %	
Allgreen Properties (Chengdu) Pte. Ltd.	Singapore	100	100	Investment holding
Allgreen Properties (Qinhuangdao) Pte. Ltd.	Singapore	100	100	Investment holding
Allgreen Properties (Shanghai) Pte. Ltd.	Singapore	100	100	Investment holding
Allgreen Properties (Shenyang) Pte. Ltd.	Singapore	100	100	Investment holding
Allgreen Properties (Tianjin) Pte. Ltd.	Singapore	100	100	Investment holding
Allgreen Properties (Vietnam) Pte. Ltd.	Singapore	100	100	Investment holding
Arcadia Development Pte. Ltd.	Singapore	90	90	Property developer and owner
Asiawide Resources Pte Ltd *	Singapore	—	92	Property developer and owner
Belfin Investments Pte. Ltd.	Singapore	100	100	Investment holding
Benefit Investments Pte. Ltd. #	Singapore	100	100	Property developer and owner
Bukit Batok Development Pte. Ltd.	Singapore	90	90	Property developer and owner

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2020**

6. Subsidiary companies (cont'd)**a. Composition of the Group (cont'd)**

Details of the subsidiary companies are as follows: (cont'd)

Name	Country of incorporation/ principal place of business	Proportion of ownership interest held by Group		Principal activities
		2020 %	2019 %	
Cuscaden Properties Pte. Ltd.	Singapore	55.4	55.4	Owner and operator of a hotel cum shopping complex
GWC Commercial Pte. Ltd.	Singapore	100	100	Owner and operator of a mixed development comprising offices and shops
GWC Serviced Apartments Pte. Ltd.	Singapore	100	100	Owner and operator of serviced apartments
Jeston Investments Pte. Ltd.	Singapore	100	100	Investment holding
Leo Property Management Private Limited	Singapore	100	100	Project and property management, and estate agent
Midpoint Properties Limited	Singapore	100	100	Dormant
Allgreen Treasury Pte. Ltd.	Singapore	100	100	Treasury services
Perfect Bright Pte. Ltd.	Singapore	100	100	Investment holding
Phoenix Commercial Pte. Ltd.	Singapore	70	70	Property developer and owner
Phoenix Residential Pte. Ltd.	Singapore	70	70	Property developer and owner
Allgreen Alternative Ventures Pte Ltd	Singapore	100	—	Dormant
Project Kingfisher Pte Ltd	Singapore	60	—	Dormant

Allgreen Properties Limited and its subsidiary companies

**Notes to the financial statements
For the financial year ended 31 December 2020**

6. Subsidiary companies (cont'd)

a. Composition of the Group (cont'd)

Details of the subsidiary companies are as follows: (cont'd)

Name	Country of incorporation/ principal place of business	Proportion of ownership interest held by Group		Principal activities
		2020 %	2019 %	
Rufiji Pte. Ltd.	Singapore	100	100	Property developer and owner
Sky Top Investments Pte. Ltd.	Singapore	100	100	Property developer and owner
Tanglin Place Development Pte. Ltd. ⁽¹⁾	Singapore	55.4	55.4	Owner and operator of an office cum shopping complex
Valleypoint Investments Pte. Ltd.	Singapore	100	100	Property developer and owner
Allgreen Property Management Services Co., Ltd. ⁽²⁾	Vietnam	100	100	Real estate management and consultancy services
Allgreen-Vuong Thanh Company Limited. ⁽²⁾	Vietnam	98	98	Real estate management and consultancy services
Allgreen-Vuong Thanh Properties Company Limited. ⁽²⁾	Vietnam	98	98	Property developer and owner

In member's voluntary liquidation

* Liquidated during the financial year

(1) Subsidiary company of Cuscaden Properties Pte. Ltd.

(2) Subsidiary companies of Allgreen Properties (Vietnam) Pte. Ltd.

Allgreen Properties Limited and its subsidiary companies

**Notes to the financial statements
For the financial year ended 31 December 2020**

6. Subsidiary companies (cont'd)

b. Interest in subsidiaries with material non-controlling interest ("NCI")

The Group has the following subsidiaries that have NCI that are material to the Group.

Name	Principal place of business	Proportion of ownership interest held by non-controlling interest %	Profit allocated to NCI during the reporting period \$'000	Accumulated NCI at the end of reporting period \$'000	Dividends paid to NCI \$'000
31 December 2020					
Cuscaden Properties Pte. Ltd. and its subsidiary company	Singapore	44.6	(202)	354,942	1,365
31 December 2019					
Cuscaden Properties Pte. Ltd. and its subsidiary company	Singapore	44.6	4,317	360,166	5,868

c. Summarised financial information about subsidiaries with material NCI

	Cuscaden Properties Pte. Ltd. and its subsidiary company	
	2020	2019
	\$'000	\$'000
Summarised balance sheet		
Current assets	17,976	9,944
Non-current assets	864,968	894,534
Total assets	882,944	904,478
Current liabilities	(17,233)	(21,628)
Non-current liabilities	(69,876)	(75,304)
Total liabilities	(87,109)	(96,932)
Net assets	795,835	807,546
Summarised statement of comprehensive income		
Revenue	36,730	67,837
Profit after tax	(452)	9,680
Other comprehensive income	(8,200)	16,153
Total comprehensive income	(8,652)	25,833
Other summarised information		
Net cash generated from operating activities	13,730	26,972
Net cash used in investing activities	(1,546)	(1,922)
Net cash used in financing activities	(3,169)	(23,251)

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2020**

7. Associated companies

	Group	
	2020	2019
	\$'000	\$'000
Unquoted equity investments, at cost	450,660	477,270
Less: Capital reduction	(8,675)	(26,610)
Loans to associated companies	96,136	93,918
Share of foreign currency translation reserve	14,719	(4,306)
Share of other post-acquisition reserves	85,623	85,768
	638,463	626,040

The loans to associated companies comprise foreign currency loans amounting to US\$66,122,000 (2019: US\$66,122,000) and RMB45,000,000 (2019: RMB45,000,000), which form part of the Group's net investment in the associated companies. The loans are unsecured, and settlement is neither planned nor likely to occur in the foreseeable future.

Aggregate information of the Group's investments in associated companies is as follows:

	Group	
	2020	2019
	\$'000	\$'000
Profit after tax	20,687	16,965
Other comprehensive income	19,025	(14,081)
Total comprehensive income	39,712	2,884

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

7. Associated companies (cont'd)

Details of the associated companies are as follows:

Name	Country of incorporation/ principal place of business	Proportion of ownership interest held by Group		Principal activities
		2020 %	2019 %	
Central Laundry Pte. Ltd. (1) @	Singapore	13.8	13.8	Provision of laundry services
Hengyun Real Estate (Tangshan) Co., Ltd (2)	China	25	25	Property developer of a mainly residential apartments development
Kerry Development (Chengdu) Ltd. (3)	China	25	25	Property developer of a mainly residential apartments development
Kerry (Shenyang) Real Estate Development Co., Ltd. (4) @	China	15	15	Property developer and owner and operator of a mixed development comprising offices, residences, retail and ancillary facilities
Lucky Billion Development (Qinhuangdao) Co., Ltd. (5) @	China	10	10	Property developer of a mainly residential complex
Ruihe Real Estate (Tangshan) Co., Ltd (2)	China	25	25	Property developer of a mainly hotel development
Shanghai Pudong Kerry City Properties Co., Ltd. (6) @	China	16	16	Property developer and owner and operator of a mixed development comprising offices, serviced apartments, retail and hotel

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements For the financial year ended 31 December 2020

7. Associated companies (cont'd)

Details of the associated companies are as follows: (cont'd)

Name	Country of incorporation/ principal place of business	Proportion of ownership interest held by Group		Principal activities
		2020 %	2019 %	
Shangri-La Hotel (Shenyang) Co., Ltd. ⁽⁴⁾ @	China	15	15	Developer and operator of hotel and hotel management
Tianjin Kerry Real Estate Development Co., Ltd ⁽⁷⁾	China	31	31	Property developer and owner and operator of a mixed development comprising residences, retail and hotel
Wealthy Plaza Development (Chengdu) Ltd. ⁽³⁾	China	25	25	Property developer of a mainly residential apartments development

@ Deemed to be an associated company as the Group has significant influence over the financial and operating policies of this entity due to its board representation

(1) Associated company of Cuscaden Properties Pte. Ltd.

(2) Associated companies of Jeston Investments Pte. Ltd.

(3) Associated companies of Allgreen Properties (Chengdu) Pte. Ltd.

(4) Associated companies of Allgreen Properties (Shenyang) Pte. Ltd.

(5) Associated company of Allgreen Properties (Qinhuangdao) Pte. Ltd.

(6) Associated company of Allgreen Properties (Shanghai) Pte. Ltd.

(7) Associated company of Allgreen Properties (Tianjin) Pte. Ltd.

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2020****7. Associated companies (cont'd)**

The summarised financial information in respect of the Group's material investments in associated companies, Shanghai Pudong Kerry City Properties Co., Ltd and Kerry Shenyang Real Estate Co., Ltd based on their financial statements and a reconciliation with the carrying amount of the investments in the consolidated financial statements are as follow:

Summarised balance sheet

	Shanghai Pudong Kerry City Properties Co., Ltd	
	2020	2019
	\$'000	\$'000
Current assets	72,288	51,131
Non-current assets	1,384,199	1,323,986
Total assets	1,456,487	1,375,117
Current liabilities	95,884	138,426
Non-current liabilities	258,810	246,560
Total liabilities	354,694	384,986
Net assets	1,101,793	990,131
Proportion of the Group's ownership	16%	16%
Group's share of net assets	176,287	158,421
Carrying amount of the investment	176,287	158,421

Summarised statement of comprehensive income

	Shanghai Pudong Kerry City Properties Co., Ltd	
	2020	2019
	\$'000	\$'000
Revenue	144,473	204,644
Profit after tax from continuing operations	61,683	98,253
Other comprehensive income	—	—
Total comprehensive income	61,683	98,253

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2020****7. Associated companies (cont'd)****Summarised balance sheet**

	Kerry Shenyang Real Estate Co., Ltd	
	2020	2019
	\$'000	\$'000
Current assets	599,956	648,082
Non-current assets	725,683	495,388
Total assets	1,325,639	1,143,470
Current liabilities	182,130	117,237
Non-current liabilities	15,856	16,987
Total liabilities	197,986	134,224
Net assets	1,127,653	1,009,246
Proportion of the Group's ownership	15%	15%
Group's share of net assets	169,148	151,387
Carrying amount of the investment	169,148	151,387

Summarised statement of comprehensive income

	Kerry Shenyang Real Estate Co., Ltd	
	2020	2019
	\$'000	\$'000
Revenue	230,848	190,809
Profit after tax from continuing operations	88,068	66,632
Other comprehensive income	—	—
Total comprehensive income	88,068	66,632

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

8. Inventories

	Group	
	2020	2019
	\$'000	\$'000
Balance sheet:		
Operating supplies	—	46
Income statement:		
Inventories recognised as an expense in cost of sales (Note 27)	1,608	3,372

9. Development properties

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Completed properties held for sale	853	2,001	—	—
Properties under development	1,056,610	1,176,046	193,529	195,006
	1,057,463	1,178,047	193,529	195,006

The movement of impairments in value of development properties as follows:

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
At 1 January	—	11,472	—	—
Provision written off on disposal of subsidiaries	—	(11,472)	—	—
At 31 December	—	—	—	—

Income statement:

	Group	
	2020	2019
	\$'000	\$'000
Development properties recognised as an expense in cost of sales (Note 27)	28,971	14,671

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

9. Development properties (cont'd)

(a) Borrowing costs capitalised during the financial year were paid/payable to:

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Bank	–	7,016	–	1,532

Borrowing cost ceases to be capitalised when the development properties is ready for its intended use.

(b) Development properties of \$1,056,459,000 (2019: \$1,178,416,000) and \$193,529,000 (2019: \$195,006,000) are pledged for bank facilities granted to the Group and Company respectively (Note 18).

Contract costs

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Capitalised incremental costs of obtaining contract				
– commission costs paid to property agents				
At beginning of the year	5,096	–	464	–
Additions	4,611	7,033	529	673
Amortisation	(4,011)	(1,937)	(392)	(209)
At end of the year	5,696	5,096	601	464

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Capitalised fulfilment costs				
– related to sale of development property				
At beginning of the year	157,703	–	11,736	–
Additions	138,356	218,064	5,721	16,984
Amortisation	(131,866)	(60,361)	(6,105)	(5,248)
At end of the year	164,193	157,703	11,352	11,736

Details of the development properties held by the Group as at 31 December are as follows:

Project Name	Location	Description
<u>Completed properties</u>		
SkySuites@Anson	Enggor Street, Singapore	Remaining unit in the 365-unit, 99 year leasehold development (commencing 20 November 2007)

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

9. Development properties (cont'd)

Project Name	Location	Description
<u>Properties under development</u>		
Fourth Avenue Residences	Lot 07301P MK04 at Fourth Avenue, Singapore	476-unit, 99 year leasehold development (commencing 7 March 2018)
Juniper Hill	39 Ewe Boon Road, Singapore	115-unit, freehold condominium development
Royalgreen	Anamalai Avenue, Singapore	285-unit, freehold condominium development

10. Contract assets

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Contract assets	107,650	—	6,264	—

Contract assets primarily relate to the Group's rights to consideration for work completed but not billed at the reporting date on construction of development properties. Contract assets are transferred to trade receivables when the rights become unconditional. This usually occurs when the Group invoices the customer.

11. Trade receivables

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Trade receivables	12,896	7,096	—	—
Less: Allowance for impairment	(168)	—	—	—
Total trade receivables	12,728	7,096	—	—
Add:				
Other receivables (Note 12)	27,797	43,000	3,299	509
Cash and cash equivalents (Note 14)	119,256	63,272	2,493	3,221
Deposits (Note 13)	860	675	59	63
Less:				
Value-added tax/GST receivables (Note 12)	(485)	(12,371)	—	—
Total financial assets carried at amortised cost	160,156	101,672	5,851	3,793

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

11. Trade receivables (cont'd)

Trade receivables, excluding accrued receivables, generally have average credit terms of 7 to 30 (2019: 7 to 30) days. They are recognised at their original invoice amounts which represent their fair values on initial recognition.

Accrued receivables represent accrued sales for development properties that have not been served notice to take possession yet.

Receivables that are past due but not impaired

The Group has trade receivables amounting to \$2,572,000 (2019: \$1,218,000) that are past due at the end of the reporting period but not impaired. These receivables, which relate primarily to sale of development properties and leasing at investment properties, are secured either via legal recourses that the Group has against the purchasers of development properties in the event of default or rental deposits obtained from the tenants. An analysis of their aging at the end of the reporting period is as follows:

	2020 \$'000	2019 \$'000
Less than 30 days	1,563	855
31 to 60 days	520	125
61 to 90 days	222	99
More than 90 days	267	139
	2,572	1,218

Receivables that are impaired

The Group's trade receivables that are impaired at the end of the reporting period and the movements in the allowance account used to record the impairment are as follows:

	Group	
	2020 \$'000	2019 \$'000
Trade receivables - nominal amounts	168	—
Allowance for impairment	(168)	—
	—	—
Movements in allowance account:		
At 1 January	—	2
Charge for the year (Note 27)	222	19
Write-back to income statement (Note 27)	(54)	(21)
At 31 December	168	—

During the reporting period, the Group has made an allowance of \$222,000 (2019: \$19,000) for impairment and written back an allowance of \$64,000 (2019: \$21,000) subsequent to a debt recovery assessment.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

12. Other receivables

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Advances to non-controlling interests of subsidiary companies ⁽ⁱ⁾	2,053	2,211	—	—
Non-trade amounts due from subsidiary companies	—	—	3,192	363
Non-trade amounts due from associated companies of subsidiary companies ⁽ⁱⁱ⁾	13,970	21,110	—	—
Recoverable expenses	421	1,353	—	—
Value-added tax/GST receivables	485	12,371	—	—
Dividend receivables	10,060	5,723	—	—
Others	808	232	107	146
Total other receivables	27,797	43,000	3,299	509

(i) These advances arise from surplus funds of subsidiary companies. They are advanced in proportion to their respective shareholding structure and are unsecured, interest-free and repayable on demand.

(ii) These amounts are unsecured, non-interest bearing and are repayable on demand. Included in the balance are amounts of \$13,542,000 (2019: \$13,799,000) that are denominated in USD.

Other receivables denominated in foreign currencies at period end are as follows:

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
United States Dollar	13,542	13,799	—	—
Renminbi	12,086	4,565	—	—

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

13. Deposits

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Current:				
Deposit with a subsidiary company	–	–	54	58
Other deposits	860	675	5	5
	<u>860</u>	<u>675</u>	<u>59</u>	<u>63</u>
Non-current:				
Deposits for professional fees relating to purchase of properties	1,956	74	–	–
Deposits for purchase of properties	220,088	218,052	–	–
	<u>222,044</u>	<u>218,126</u>	<u>–</u>	<u>–</u>
Total deposits				
Less: Allowance for impairment:				
At 1 January	2,351	2,381	–	–
Exchange difference	–	(30)	–	–
	<u>2,351</u>	<u>2,351</u>	<u>–</u>	<u>–</u>
At 31 December				
Net carrying value	<u>219,693</u>	<u>215,775</u>	<u>–</u>	<u>–</u>

Deposits for purchase of properties comprises of the following items:

- (i) 5% of a land value which amounted to USD1,745,000 (2019: USD1,745,000) paid for a site at Dong Nai Riverfront in Vietnam. As the Group does not have the intention to proceed with the project and the counterparty has indicated that they face difficulty in refunding the deposit, a full allowance for impairment loss has been made.
- (ii) 25% of land costs paid for the acquisition of Pasir Ris Central Site for a mixed commercial and residential development. The deposit will be reclassified as development properties under construction and investment properties under construction upon full payment of the land costs.

Allgreen Properties Limited and its subsidiary companies

**Notes to the financial statements
For the financial year ended 31 December 2020**

14. Cash and cash equivalents

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Fixed deposits	29,010	1,551	–	–
Cash and bank balances:				
Current accounts	90,246	61,721	2,493	3,221
	119,256	63,272	2,493	3,221

Cash and bank balances denominated in foreign currencies at 31 December are as follows:

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
United States Dollar	3,182	3,180	–	–
Vietnamese Dong	38,352	30,229	–	–
	41,534	33,409	–	–

15. Share capital

	Group and Company	
	2020	2019
	\$'000	\$'000
Issued and fully paid:		
1,590,381,075 (2019: 1,590,381,075) ordinary shares	1,177,185	1,177,185

The holder of ordinary shares is entitled to receive dividends as declared from time to time and is entitled to one vote per share at shareholder meetings. All shares rank equally with regard to the Company's residual assets. The ordinary shares have no par value.

16. Reserves

(a) Asset revaluation reserve

Asset revaluation reserve represents increases in the fair value of hotel property, net of tax.

(b) Foreign currency translation reserve

Foreign currency translation reserve represents exchange differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from that of the Company.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

17. Loans from non-controlling interest

Included in non-controlling interests are quasi-equity (net investments) loans of \$77,627,000 (2019: \$69,696,000), which were granted in proportion to their respective shareholdings in the subsidiary companies.

The quasi-equity loans are unsecured and repayments are neither planned nor likely to occur in the foreseeable future. The loans are payable at the sole discretion of the subsidiaries as and when cash flows permit.

18. Borrowings

	Interest rates	Maturity	Group		Company	
			2020 \$'000	2019 \$'000	2020 \$'000	2019 \$'000
Current:						
Secured loans	0.78% - 2.46% (2019: 1.68% - 2.99%)	2021 (2019: 2020)	165,430	859,851	144,430	—
Unsecured loans	Nil% (2019: 2.28% to 2.91%)	Nil (2019: 2020)	—	64,400	—	—
			165,430	924,251	144,430	—
Non-current:						
Secured loans	0.83% - 2.68% (2019: 2.13% - 2.78%)	2022 - 2025 (2019: 2021 – 2022)	1,434,410	931,104	—	143,790
Long term note	3.15%	2025	250,000	—	—	—
			1,684,410	931,104	—	143,790
Total borrowings			1,849,840	1,855,355	144,430	143,790

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

18. Borrowings (continued)

The secured loans are secured by:

- assignment of subsidiaries' rights, title and interest in the insurance policies and tenancy agreements relating to the investment properties and all monies standing to the credit of the rental account;
- legal mortgages, assignment of the subsidiaries' rights, title and interests in the building agreements, construction contracts, insurance policies, sale and purchase agreements, and any other contracts in connection with the development properties; and
- corporate guarantee provided by the Company.

On 16 January 2020, the Group issued \$250 million in aggregate principal amount of notes, under its \$2 billion multicurrency debt issuance programme, which was established on 5 November 2019. The notes will mature in January 2025 and bear an interest of 3.15% per annum payable in arrears.

As at 31 December 2020, the Group has complied with the financial covenants imposed by the bank.

A reconciliation of liabilities arising from financing activities is as follows:

2020	1 January \$'000	Cash flows \$'000	Accretion of interest \$'000	31 December \$'000
Borrowings	1,855,355	(5,515)	—	1,849,840
2019				
Borrowings	2,117,532	(262,177)	—	1,855,355

19. Rental deposits

Included in rental deposits are amounts totalling \$248,000 (2019: \$554,000) received from a shareholder of the holding company and its fellow subsidiary companies.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

20. Deferred tax liabilities

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
At 1 January	87,229	85,637	—	—
Transfer to income statement:				
- current year (Note 28)	(3,090)	(1,480)	—	—
Others	—	(237)	—	—
Gain on revaluation of property, plant and equipment	(1,679)	3,309	—	—
At 31 December	82,460	87,229	—	—

The balance represents tax on the following temporary differences:

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Excess of net book value over tax written down value of qualifying property, plant and equipment	13,629	16,719	—	—
Revaluation surplus of property, plant and equipment	68,831	70,510	—	—
	82,460	87,229	—	—

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2020**

21. Derivative financial liabilities

The Group entered into interest rate swaps to manage its exposure to interest rate movements on its floating rate interest-bearing borrowings by swapping the interest expense on these borrowings from floating rates to fixed rates.

The Group held interest rate swaps with a total notional amount of \$840 million (2019: \$995 million) to provide fixed rate funding for terms between 0.3 to 5 years till 26 April 2021 to 28 February 2025 (2019: 0.3 to 1.7 years till 26 April 2020 to 18 July 2021).

The carrying value of the Group's derivative financial liabilities represents the total financial liabilities of the Group which are held at fair value through profit or loss.

		Group		Company	
	Maturity	2020 \$'000	2019 \$'000	2020 \$'000	2019 \$'000
Current:					
Derivatives	2021	5,097	714	150	150
Non-current:					
Derivatives	2025	4,183	3,886	—	—

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

22. Trade payables

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
External parties	22,000	35,621	4,137	5,049
Amount due to subsidiary companies	–	–	245	18
Amounts due to associated company of a subsidiary company	2	53	–	–
Total trade payables	22,002	35,674	4,382	5,067
Add:				
Other payables (Note 23)	29,840	19,827	2,188	1,552
Advances from subsidiary companies (Note 24)	–	–	220,751	223,888
Advances from associated companies	–	50	–	–
Rental deposits (Note 19)	21,805	24,405	–	–
Borrowings (Note 18)	1,849,840	1,855,355	144,430	143,790
Less:				
GST payable	(1,375)	(827)	–	–
Income received in advance	(1,277)	(2,811)	–	–
Total financial liabilities carried at amortised cost	1,920,835	1,931,673	371,751	374,297

Trade payables generally have average credit term of 30 (2019: 30) days.

Amounts due to subsidiary companies, associated company and related companies are interest-free and generally have average credit terms of 14 (2019: 14) days.

23. Other payables

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Deposits received	80	94	–	–
Retention payables	15,520	10,283	1,830	1,189
Accruals	6,873	6,518	–	–
Other payables	7,367	2,932	358	363
	29,840	19,827	2,188	1,552

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2020**

24. Advances from subsidiary companies

These advances are interest free, unsecured and repayable on demand.

25. Revenue

Revenue includes those from sale of development properties, hotel operations, project and property management fees, marketing fees, estate agency fees, rental and related income from investment properties, but excludes applicable goods and services tax. Revenue from sale of development properties, hotel operations, project and property management fees and rental related income are recognised over time. Revenue from marketing fees and estate agencies fees are recognised at a point in time.

Revenue by significant categories is detailed as follows:

	Group	
	2020	2019
	\$'000	\$'000
Sale of development properties	183,226	85,576
Rental and related income from investment properties	87,918	93,729
Revenue from hotel operations	22,876	47,898
Others	4,618	3,148
	298,638	230,351

26. Other income

	Group	
	2020	2019
	\$'000	\$'000
Recovery income – electricity	3,336	1,523
Interest income	1,648	3,872
Advertising and promotion collections	561	558
Foreign exchange gain	611	78
Rental income	33	34
Net gain on divestment of interest in subsidiaries (Note 6)	–	33,127
Government grant	4,317	–
Others	2,834	2,866
	13,340	42,058

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements****For the financial year ended 31 December 2020**

27. Profit before taxation

	Group	
	2020	2019
	\$'000	\$'000
Profit before taxation is arrived at after including the following:		
Cost of development properties included in cost of sales (Note 9)	(28,971)	(14,671)
Depreciation of property, plant and equipment (Note 4)	(16,432)	(16,956)
Inventories recognised as cost of sales (Note 8)	(1,608)	(3,372)
Loss on disposal of property, plant and equipment	(13)	(54)
Directors' remuneration and fees		
- Salaries, bonuses and fees	(1,520)	(1,897)
- CPF contributions	(21)	(24)
Staff costs (excluding directors' remuneration and fees)		
- Salaries, bonus and other related costs	(20,366)	(27,955)
- CPF contributions	(2,115)	(2,211)
Other expenses		
- Foreign exchange loss	(1,918)	(1,872)
- (Provision)/Net amount written back for impairment loss of trade receivables (Note 11)	(168)	2
Interest expense from bank loans	(36,483)	(41,821)

28. Taxation

	Group	
	2020	2019
	\$'000	\$'000
Current taxation	7,722	9,086
Over provision in respect of prior years	(2,111)	(561)
Withholding tax	2,083	4,207
	7,694	12,732
Deferred taxation (Note 20)	(3,090)	(1,480)
	(3,090)	(1,480)
Total	4,604	11,252

Allgreen Properties Limited and its subsidiary companies**Notes to the financial statements
For the financial year ended 31 December 2020****28. Taxation (cont'd)**

A reconciliation between tax expense and the product of accounting profit multiplied by the applicable corporate tax rate for the years ended 31 December is as follows:

	Group	
	2020	2019
	\$'000	\$'000
Profit before taxation	49,685	185,386
Share of results of associated companies, net of taxation	(20,687)	(16,965)
	<u>28,998</u>	<u>168,421</u>
Tax at statutory rate of 17% (2019: 17%)	4,930	28,632
Adjustments:		
Non-deductible expenses	2,252	8,836
Non-taxable income	(852)	(32,883)
Exempt income	(105)	(113)
Utilisation of deferred tax assets on temporary differences not recognised in prior years	(12)	–
Deferred tax assets not recognised	1,452	2,651
Over provision of taxation in respect of prior years	(2,111)	(561)
Withholding tax	–	4,207
Tax rebate	–	(30)
Others	(950)	513
	<u>4,604</u>	<u>11,252</u>

At the end of the reporting period, the Group has unutilised tax losses approximately \$4,254,000 (2019: \$13,126,000) that are available for offset against future taxable profits of the Group for which no deferred tax asset is recognised due to uncertainty of their recoverability. The use of these tax losses is subject to the agreement of the Inland Revenue Authority of Singapore and compliance with certain provisions of the Income Tax Act of Singapore. The tax losses have no expiry date.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

29. Commitments

- (a) Commitments contracted but not provided for in the financial statements are as follows:

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
Capital expenditure in respect of:				
Development properties	127,137	185,289	21,200	26,005
Investment property	4,026	14,086	—	—
Hotel property	—	927	—	—
Mixed development	536,270	553,214	—	—

- (b) Lease commitment as lessor:

The Group has entered into commercial property leases on its investment properties and its completed properties. These non-cancellable leases have remaining lease terms of between 1 to 58 (2019: 1 to 68) months. The Group has earned contingent rents of \$2,779,000 (2019: \$1,336,000) during the financial year.

Future minimum lease receivables under non-cancellable operating leases at the end of the reporting period are as follows:

	Group	
	2020	2019
	\$'000	\$'000
Not later than one year	87,650	81,790
Later than one year but not later than five years	135,668	161,264
Later than five years	—	2,684
	223,318	245,738

- (c) Indemnities:

	Group	
	2020	2019
	\$'000	\$'000
Indemnities given to financial institutions for performance guarantees granted	466,811	466,828

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements

For the financial year ended 31 December 2020

30. Financial support

As at 31 December 2020 and 2019 the Company has provided financial support to certain subsidiary companies which are either in a net current liabilities position or net liabilities position, in order to enable them to continue on a going concern basis. The aggregate net current liabilities and net liabilities position of these subsidiary companies as at 31 December 2020 amounted to \$25,434,000 (2019: \$931,452,000) and \$38,000 (2019: \$28,000), respectively.

31. Significant related party transactions

Other than the related party information disclosed elsewhere in the financial statements, the following are significant related party transactions entered into by the Group and the Company with related parties at negotiated rates:

	Group		Company	
	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000
<u>With subsidiary companies</u>				
Accounting, secretarial and other support service fees received	—	—	4,734	4,152
Property management fees received	—	—	3,156	3,000
Interest income	—	—	2,408	5,408
Office rental and related charges	—	—	713	112
Marketing and administration fees paid	—	—	401	266
Project management fee paid	—	—	91	457
<u>With corporate shareholder and subsidiary companies of its immediate holding company</u>				
Lease rental received	6,282	7,701	—	—
Treasury and other support service fees paid	2,990	2,911	2,990	2,911
<u>With associated company</u>				
Laundry services paid	481	823	—	—
Lease rental received	34	41	—	—
<u>With related companies</u>				
Hotel management fees and royalties paid	953	1,426	—	—
Marketing and administration fees paid	308	915	—	—
<u>With key management personnel</u>				
Salaries, directors' fees and other short-term employee benefits	5,800	6,628	2,312	2,742
CPF contributions	213	217	56	58
Comprise amount paid to:				
Directors of the Company	1,566	1,940	1,566	1,940
Other key management personnel	1,775	3,336	802	860

32. Financial risk management objectives and policies

The Group is exposed to credit risk, foreign currency risk, interest rate risk, and liquidity risk arising in the normal course of business. Management continually monitors the Group's risk management process to ensure that appropriate balance between risk and control is achieved. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

There have been no changes to the Group's exposure to these financial risks or the manner in which it manages and measures these risks.

(a) Credit risk

Credit risk is the risk of a financial loss that may arise on outstanding financial instruments should a counter-party default on its obligation.

Trade receivables comprise mainly from the Group's customers who bought residential units at development properties, tenants of commercial properties and guests of hotel property.

The following situations may give rise to credit risk:

The tenants of investment properties and purchasers of development properties may default on their obligations to pay the amounts owing to the Group. For investment properties, the Group's policy is to obtain sufficient rental deposits or bankers' guarantees, where appropriate, to mitigate credit risk.

For development properties, the Group has policies in place to ensure that sales are made to purchasers after obtaining sufficient security such as deposits. If a purchaser defaults on payments, the Group may enforce payments via legal proceedings or if the purchaser is assessed to be insolvent, the Group may resume possession of the units, retain a portion of the purchaser's deposits from payments made to date, and resell the property. Unless the selling price falls by more than the portion of purchaser's deposits retained, which is remote, the Group would not be in a loss position in selling those properties.

Cash and fixed deposits are placed with financial institutions which are regulated and reputable.

The maximum exposure to credit risk is represented by the carrying amount of each class of financial assets in the balance sheets, except as follows:

	Company	
	2020	2019
	\$'000	\$'000
Indemnities and corporate guarantees provided to financial institutions on subsidiary companies' utilised credit facilities	54,187	56,973

Credit risk concentration profile

At the end of the reporting period, the Group does not have any significant concentration risk.

32. Financial risk management objectives and policies (cont'd)

(a) Credit risk (cont'd)

Financial assets that are neither past due nor impaired

Trade and other receivables that are neither past due nor impaired are with creditworthy debtors with good payment record with the Group. Cash and short-term deposits are placed with or entered into with reputable financial institutions or counterparties with high credit ratings and no history of default.

Financial assets that are either past due or impaired

Information regarding financial assets that are either past due or impaired is disclosed in Notes 11 and 12.

(b) Foreign currency risk

Foreign currency risk arises on financial instruments that are denominated in a currency other than the functional currency in which they are measured. The Group is exposed to foreign currency risk on currencies other than Singapore Dollar.

Sensitivity analysis for foreign currency risk

The following table demonstrates the sensitivity of the Group's profit before taxation to a reasonably possible change in the USD and RMB exchange rate against the respective functional currencies of the Group entities, with all other variables held constant:

	Group	
	2020	2019
	Profit	Profit
	before	before
	taxation	taxation
	\$'000	\$'000
<u>Increase/(decrease)</u>		
USD/SGD		
- strengthened by 5% (2019: 5%)	5,206	5,304
- weakened by 5% (2019: 5%)	(5,206)	(5,304)
RMB/SGD		
- strengthened by 5% (2019: 5%)	442	288
- weakened by 5% (2019: 5%)	(442)	(288)

32. Financial risk management objectives and policies (cont'd)

(c) **Interest rate risk**

Interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. The Group's exposure to interest rate risk arises primarily from its interest-bearing deposits and borrowings from financial institutions.

The Group's policy is to minimise its interest rate risk exposures while obtaining sufficient funds for business expansion and working capital needs. To achieve this, the Group regularly assesses and monitors its cash with reference to its business plans and day-to-day operations. The Group also has interest rate swaps whose details are disclosed in Note 21.

The Group manages its interest cost by using a mix of fixed and variable rate borrowings, and medium-term notes, and close monitoring of the interest rate market.

Sensitivity analysis for interest rate risk

Movement in interest rates will have an impact on the Group's financial assets and liabilities. A change of 50 basis points ("bp") in interest rates at the reporting date would change profit before taxation by the amounts shown below. This analysis assumes that all other variables remain constant.

	Group		Company	
	2020	2019	2020	2019
	Profit before taxation		Profit before taxation	
<u>Increase/(decrease)</u>	\$'000	\$'000	\$'000	\$'000
Interest rate				
- decrease by 50 bp	4,458	2,213	(799)	(836)
- increase by 50 bp	(4,458)	(2,213)	799	836

(d) **Liquidity risk**

Liquidity risk is the risk that the Group will encounter difficulty in meeting financial obligations due to shortage of funds. The Group's exposure to liquidity risk arises primarily from the mismatches of maturities of financial assets and liabilities.

The Group monitors its liquidity needs by closely monitoring scheduled debt servicing payments for financial institutions and its cash outflows due to day-to-day operations, as well as ensuring the availability of funding through an adequate amount of credit facilities, both committed and uncommitted.

The Group also monitors its gearing closely. Details of its gearing are set out in Note 35 to the financial statements.

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

33. Financial risk management objectives and policies (cont'd)

(d) Liquidity risk (cont'd)

The table below summarises the maturity profile of the Group's and the Company's financial assets and liabilities at the end of the reporting period based on contractual undiscounted repayment obligations:

Group	2020			2019		
	Less than 1 year \$'000	2 to 5 years \$'000	Total \$'000	Less than 1 year \$'000	2 to 5 years \$'000	Total \$'000
Financial assets:						
Trade and other receivables	40,040	—	40,040	37,725	—	37,725
Deposits	860	—	860	675	—	675
Cash and cash equivalents	119,256	—	119,256	63,272	—	63,272
Total undiscounted financial assets	160,156	—	160,156	101,672	—	101,672
Financial liabilities:						
Trade and other payables and rental deposits	55,816	15,179	70,995	58,714	17,554	76,268
Advances from associated companies	—	—	—	50	—	50
Borrowings (interest-bearing)	162,015	1,481,027	1,643,042	956,035	977,802	1,933,837
Derivative financial liabilities	4,280	3,394	7,674	2,759	917	3,676
Total undiscounted financial liabilities	222,111	1,499,600	1,721,711	1,017,558	996,273	2,013,831
Total net undiscounted financial liabilities	(61,955)	(1,499,600)	(1,561,555)	(915,886)	(996,273)	(1,912,159)

Allgreen Properties Limited and its subsidiary companies

Notes to the financial statements
For the financial year ended 31 December 2020

33. Financial risk management objectives and policies (cont'd)

(d) Liquidity risk (cont'd)

Company	2020			2019		
	Less than 1 year \$'000	2 to 5 years \$'000	Total \$'000	Less than 1 year \$'000	2 to 5 years \$'000	Total \$'000
Financial assets:						
Trade and other receivables	3,299	—	3,299	509	—	509
Deposits	59	—	59	63	—	63
Cash and cash equivalents	2,493	—	2,493	3,221	—	3,221
Loans to subsidiary companies (interest-bearing)	—	253,109	253,109	—	269,927	269,927
Total undiscounted financial assets	5,851	253,109	258,960	3,793	269,927	273,720
Financial liabilities:						
Trade and other payables	6,570	—	6,570	6,619	—	6,619
Advances from subsidiary companies	220,751	—	220,751	223,888	—	223,888
Borrowing	146,104	—	146,104	3,341	144,571	147,912
Lease liabilities	611	—	611	—	—	—
Derivative financial liabilities	150	—	150	150	—	150
Total undiscounted financial liabilities	374,186	—	374,186	233,998	144,571	378,569
Total net undiscounted financial assets/(liabilities)	(368,335)	253,109	(115,226)	(230,205)	125,356	(104,849)

Construction delays can result in loss of revenue. The failure to complete construction of a project according to its planned specifications or schedule may result in liabilities, reduced project efficiency and lower returns. The Group manages this risk by closely monitoring the progress of all projects through all stages of construction.

34. Fair values of assets and liabilities

(a) Fair value hierarchy

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation inputs used as follows:

- Level 1 – Quoted prices (unadjusted) in active market for identical assets or liabilities that the Group can access at the measurement date,
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly, and
- Level 3 – Unobservable inputs for the asset or liability.

Fair value measurements that use inputs of different hierarchy levels are categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

Level 2 fair value measurements

Derivative financial instruments

The fair value of interest rate swap contracts is obtained from an independent financial institution. Valuation techniques using assumptions based on market conditions existing as at balance sheet date are used in the determination of the fair value of interest rate swaps.

Level 3 fair value measurements

The Group's hotel property and investment properties are categorised within Level 3 of the fair value hierarchy as the properties' fair values are determined based on comparable market transactions adjusted for significant unobservable inputs such as capitalisation rates, size, condition and remaining tenure relating to the specific property.

Allgreen Properties Limited and its subsidiary companies

**Notes to the financial statements
For the financial year ended 31 December 2020**

34. Fair values of assets and liabilities (cont'd)

(a) Fair value hierarchy (cont'd)

Level 3 fair value measurements (cont'd)

The following table shows the information about fair value measurements using significant unobservable inputs (Level 3).

Description	Fair value at 31 December 2020	Valuation techniques	Unobservable inputs	Range
Hotel property	\$475,000,000 (2019: \$500,000,000)	Comparison method	Open market value on per room key basis	\$841,000 (2019: \$876,000)
		Income method	Capitalisation rate	4.50% (2019: 4.55%)
Investment properties	\$2,318,000,000 (2019: \$2,303,000,000)	Comparison method	Open market value on net lettable area basis (commercial and retail)	\$1,690 - \$2,169 (2019: 1,690 - \$2,179) psf
			Open market value on per room key basis (serviced apartment)	\$1,450,000 (2019: \$1,450,000)
		Income method	Capitalisation rate	3.25% - 4.75% (2019: 3.25% - 4.75%)

A significant increase/(decrease) in the open market value used in management's assumptions would result in a significantly higher/(lower) fair value measurement.

A significant increase/(decrease) in the capitalisation rate used in management's assumptions would result in a significantly lower/(higher) fair value measurement.

For all significant financial reporting valuations using valuation models and significant unobservable inputs, it is the Group's policy to engage external valuation experts to perform the valuation.

In selecting the appropriate valuation models and inputs to be adopted for each valuation that uses significant non-observable inputs, external valuation experts are requested to calibrate the valuation models and inputs to actual market transactions (which may include transactions entered into by the Group with third parties as appropriate) that are relevant to the valuation if such information are reasonably available. For valuations that are sensitive to the unobservable inputs used, external valuation experts may, to the extent practicable, use a minimum of two valuation approaches to allow for cross-checks.

34. Fair values of assets and liabilities (cont'd)

(b) *Fair values of assets and liabilities by classes that are not carried at fair value and whose carrying amounts are reasonable approximation of fair value*

The carrying values of the following financial assets and liabilities are reasonable approximations of fair values either due to their short-term nature or that they are re-priced at market rates at or near the end of the reporting period or the difference between their carrying values and fair values is not significant: Cash and cash equivalents, trade and other receivables, deposits, advances from subsidiary companies and associated companies, rental deposits, bank borrowings and trade and other payables.

The interest-bearing portion of the loans to subsidiary companies is a reasonable approximation of its fair value, as it is a floating instrument repriced to market interest rates on annual basis.

Management has assessed and concluded that the carrying amount of the Group's long-term fixed rate notes does not differ materially from its fair value.

35. Capital management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern and to maintain an optimal capital structure so as to maximise shareholder value. In order to maintain or achieve an optimal capital structure, the Group may issue new shares, adjust the amount of dividend payment, obtain new borrowings or sell assets to reduce borrowings, subject to the provisions of the Company's Memorandum and Articles of Association, and the Singapore Companies Act, Cap 50. The Group monitors capital using a gearing ratio, which is net debt divided by total equity. The Group's current strategy is to maintain the gearing ratio below 1.2 times.

	Group	
	2020	2019
	\$'000	\$'000
Borrowings (Note 18)	1,849,840	1,855,355
Less: Cash and cash equivalents (Note 14)	(119,256)	(63,272)
Net debt	1,730,584	1,792,083
Total equity	3,131,694	3,070,188
Gearing	0.55	0.58