

SINGAPORE PRESS HOLDINGS LIMITED

Reg. No. 198402868E
(Incorporated in Singapore)

ANNOUNCEMENT

UNAUDITED RESULTS* FOR THE HALF-YEAR ENDED 28 FEBRUARY 2021

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

Results for the Half-Year ended 28 February 2021

	Group		
	1H 2021	1H 2020	Change
	S\$'000	S\$'000	%
Operating revenue	417,135	471,434	(11.5)
Other operating income	43,193	8,855	387.8
Total revenue	460,328	480,289	(4.2)
Materials, production and distribution costs	(34,458)	(58,323)	(40.9)
Staff costs	(157,996)	(165,701)	(4.6)
Premises costs	(46,659)	(42,635)	9.4
Depreciation	(17,547)	(20,172)	(13.0)
Other operating expenses	(52,122)	(60,369)	(13.7)
Allowance on trade receivables	(1,753)	(268)	554.1
Finance costs	(29,966)	(30,088)	(0.4)
Total costs	(340,501)	(377,556)	(9.8)
Operating profit	119,827	102,733	16.6
Fair value change on investment properties	(8,426)	10,527	NM
Share of results of associates and joint ventures	4,485	2,479	80.9
Net income from investments	20,910	7,588	175.6
Profit before taxation	136,796	123,327	10.9
Taxation	(12,634)	(21,590)	(41.5)
Profit after taxation	124,162	101,737	22.0
Attributable to:			
Shareholders of the Company	97,869	77,638	26.1
Non-controlling interests	26,293	24,099	9.1
	124,162	101,737	22.0

* Please refer to the attached auditors' review report.

NM Not Meaningful

1(a)(ii) Notes:
Profit after taxation is arrived at after accounting for:

	Group		
	1H 2021	1H 2020	Change
	S\$'000	S\$'000	%
(Allowance)/Write-back of allowance for stock obsolescence	(272)	459	NM
Share-based compensation expense	(1,184)	(1,545)	(23.4)
Retrenchment costs	(3,233)	(7,209)	(55.2)
Profit on disposal of property, plant and equipment	12	1,236	(99.0)
Amortisation of intangible assets	(2,752)	(3,721)	(26.0)
Gain on divestment of interests in subsidiaries	6,200	-	NM
(Loss)/Gain on divestment of interests in associates	(12)	477	NM
Loss on divestment of interest in a joint venture	(5)	-	NM
Interest income from treasury and operations	3,613	5,201	(30.5)
Net fair value changes on			
- Investments at fair value through profit or loss ("FVTPL")	(227)	(151)	50.3
- Derivatives (foreign exchange forwards)	-	164	NM
Net foreign exchange differences	1,773	1,085	63.4
Net over/(under) provision of prior years' taxation	1,131	(285)	NM

1(a)(iii) Statement of Comprehensive Income

	Group		
	1H 2021	1H 2020	Change
	S\$'000	S\$'000	%
Profit after taxation	124,162	101,737	22.0
Other comprehensive income, net of tax			
<u>Items that may be re-classified subsequently to profit or loss</u>			
Cash flow hedges (interest rate swaps)			
- net fair value changes	4,325	(5,543)	NM
- transferred to income statement	412	1,364	(69.8)
Currency translation difference			
- arising from consolidation of financial statements of foreign subsidiaries, associates and joint ventures	25,670	(3,057)	NM
	30,407	(7,236)	NM
<u>Item that will not be re-classified subsequently to profit or loss</u>			
Net fair value changes on fair value through other comprehensive income ("FVOCI") financial assets	192,175	4,854	NM
Total comprehensive income	346,744	99,355	249.0
Attributable to:			
Shareholders of the Company	316,135	79,967	295.3
Non-controlling interests	30,609	19,388	57.9
	346,744	99,355	249.0

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

Statements of Financial Position as at 28 February 2021

	Group		Company	
	28 Feb 2021	31 Aug 2020	28 Feb 2021	31 Aug 2020
	S\$'000	S\$'000	S\$'000	S\$'000
CAPITAL EMPLOYED				
Share capital	522,809	522,809	522,809	522,809
Treasury shares	(18,802)	(20,734)	(18,802)	(20,734)
Reserves	356,205	139,779	2,152	1,845
Retained profits	2,741,780	2,671,666	1,671,808	1,693,580
Shareholders' interests	3,601,992	3,313,520	2,177,967	2,197,500
Perpetual securities	452,357	452,493	452,357	452,493
Non-controlling interests	1,199,534	1,185,933	-	-
Total equity	5,253,883	4,951,946	2,630,324	2,649,993
EMPLOYMENT OF CAPITAL				
Non-current assets				
Property, plant and equipment	213,570	225,626	40,318	43,175
Investment properties	6,468,079	6,420,294	-	-
Subsidiaries	-	-	430,528	430,528
Associates	380,598	358,055	-	-
Joint ventures	9,861	14,933	-	195
Investments	591,277	423,564	-	-
Intangible assets	121,586	131,754	37,170	38,550
Trade and other receivables	251,787	246,250	3,066,091	2,311,924
Derivatives	200	200	-	-
	8,036,958	7,820,676	3,574,107	2,824,372
Current assets				
Inventories	15,806	20,063	14,116	18,542
Trade and other receivables	135,949	144,295	545,227	1,308,294
Cash and cash equivalents	959,549	864,693	654,039	671,091
	1,111,304	1,029,051	1,213,382	1,997,927
Total assets	9,148,262	8,849,727	4,787,489	4,822,299
Non-current liabilities				
Trade and other payables	61,112	55,736	101	515
Deferred tax liabilities	41,486	42,052	5,673	5,930
Borrowings	2,578,587	2,191,173	506,762	648,412
Derivatives	8,761	13,933	-	2,548
	2,689,946	2,302,894	512,536	657,405
Current liabilities				
Trade and other payables	264,259	285,540	782,859	798,176
Current tax liabilities	21,966	22,622	328	2,277
Borrowings	913,209	1,286,045	860,121	714,448
Derivatives	4,999	680	1,321	-
	1,204,433	1,594,887	1,644,629	1,514,901
Total liabilities	3,894,379	3,897,781	2,157,165	2,172,306
Net assets	5,253,883	4,951,946	2,630,324	2,649,993

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

Group Borrowings

	As at 28 February 2021		As at 31 August 2020	
	Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
Amount repayable in one year	50,564	854,286	515,607	761,678
Amount repayable after one year	1,972,973	550,236	1,494,566	637,720

Details of collateral

The total secured borrowings of S\$2,023.5 million as at 28 February 2021 (31 August 2020: S\$2,010.2 million) represented the secured borrowings stated at amortised cost.

The secured borrowings as at 28 February 2021 and 31 August 2020 comprised S\$995 million for SPH REIT, S\$300 million for The Seletar Mall Pte Ltd ("TSMPL"), £205 million for Straits Capitol Trust ("SCT"), A\$105 million for Figtree Holding Trust ("FHT"), A\$200 million for Marion Sub Trust ("MST") and ¥3.2 billion for Straits Himawari TMK One TMK ("TMK1") and Straits Himawari TMK Two TMK ("TMK2").

The term loan taken up by SPH REIT is secured by way of a first legal mortgage on SPH REIT's investment property – Paragon, first legal charge over the tenancy account and sales proceeds account for Paragon, and an assignment of certain insurances taken in relation to Paragon.

The term loan taken up by TSMPL is secured by way of a first legal mortgage on TSMPL's investment property – The Seletar Mall, first legal charge over the tenancy account and sales proceeds account for The Seletar Mall, and an assignment of certain insurances taken in relation to The Seletar Mall.

The term loan taken up by SCT is secured, inter alia, by way of property mortgages against 20 assets of the Purpose-Built Student Accommodation ("PBSA") portfolio in the United Kingdom, and a corporate guarantee from the Company. The PBSA portfolio comprised a total of 28 assets in the United Kingdom and Germany.

The term loan taken up by FHT is secured by way of mortgage over the Figtree Grove Shopping Centre ("Figtree") and a fixed and floating charge over all assets of FHT and Figtree Trust and the assets of the trustee of each of the Trust.

The term loan taken up by MST is secured by way of mortgage over the Westfield Marion Shopping Centre ("Westfield Marion"), all-asset general security deed over current and future assets of MAAM TT (Marion) Pty Ltd in its own capacity and as trustee for MST and such specified entities constituted to receive income derived from Westfield Marion.

The issue of bonds by TMK1 and TMK2 are both secured by the statutory general lien under the Japan law. In addition, the bond issued by TMK1 is secured by way of property mortgages in respect of the 3 properties owned by TMK1.

The above borrowings exclude lease liabilities of S\$63.7 million (31 August 2020: S\$67.6 million) recognised on right-of-use assets.

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

Consolidated Statement of Cash Flows for the Half-Year ended 28 February 2021

	1H 2021	1H 2020
	S\$'000	S\$'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	136,796	123,327
Adjustments for:		
Depreciation	17,547	20,172
Profit on disposal of property, plant and equipment	(12)	(1,236)
Fair value change on investment properties	8,426	(10,527)
Share of results of associates and joint ventures	(4,485)	(2,479)
Gain on divestment of interests in subsidiaries	(6,200)	-
Loss/(Gain) on divestment of interests in associates	12	(477)
Loss on divestment of interest in a joint venture	5	-
Net income from investments	(20,910)	(7,588)
Amortisation of intangible assets	2,752	3,721
Allowance on trade receivables	1,753	268
Finance costs	29,966	30,088
Share-based compensation expense	1,184	1,545
Other non-cash items	600	1,373
Operating cash flow before working capital changes	167,434	158,187
Changes in operating assets and liabilities, net of effects from acquisition and disposal of subsidiaries and business:		
Inventories	4,257	2,307
Trade and other receivables, current	1,127	1,685
Trade and other payables, current	(18,698)	(29,146)
Trade and other receivables, non-current	(3,559)	217
Trade and other payables, non-current	5,376	(456)
Others	149	453
	156,086	133,247
Income tax paid	(13,962)	(22,271)
Net cash from operating activities	142,124	110,976

Consolidated Statement of Cash Flows for the Half-Year ended 28 February 2021(cont'd)

	1H 2021	1H 2020
	S\$'000	S\$'000
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to property, plant and equipment	(4,562)	(12,508)
Proceeds from disposal of property, plant and equipment	-	47
Additions to investment properties	(6,267)	(663,904)
Adjustment to purchase consideration of an investment property	-	10,527
Acquisition of a subsidiary (net of cash acquired)	-	(714,680)
Disposal of subsidiaries	(2,299)	-
Distributions received from associates	52	1,105
Distributions received from a joint venture	2,255	-
Proceeds from divestment of interest in an associate	105	-
Proceeds from divestment of a joint venture	150	-
Increase in amounts owing by associates/joint ventures	(669)	(1,279)
Increase in amounts owing to associates/joint ventures	4	351
Purchase of investments, non-current	(4,702)	(4,304)
Purchase of investments, current	-	(150,778)
Proceeds from capital distribution/disposal of investments, non-current	28,830	5,218
Proceeds from disposal of investments, current	-	184,766
Dividends received	17,615	4,716
Interest received	3,488	2,836
Other investment income	43	477
Net cash from/(used in) investing activities	34,043	(1,337,410)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings (net of transaction costs)	78,209	1,487,166
Repayment of borrowings	(79,108)	(599,977)
Payment for lease liabilities	(6,083)	(8,231)
Interest paid	(26,351)	(25,262)
Share buy-back	-	(3,931)
Proceeds from perpetual securities issued (net of transaction costs)	-	298,396
Proceeds from capital contribution by non-controlling interests	-	162,823
Dividends paid	(16,069)	(104,710)
Dividends paid to non-controlling interests	(16,343)	(22,705)
Distributions to perpetual securities holders	(15,566)	(9,517)
Net cash (used in)/from financing activities	(81,311)	1,174,052
Net increase/(decrease) in cash and cash equivalents	94,856	(52,382)
Cash and cash equivalents at beginning of period	864,693	554,435
Cash and cash equivalents at end of period	959,549	502,053

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

Statements of Changes in Total Equity for the Half-Year ended 28 February 2021

(a) Group

	← Attributable to Shareholders of the Company →											
	Share Capital	Treasury Shares	Capital Reserve	Share-based Compensation Reserve	Hedging Reserve	Fair Value Reserve	Currency Translation Reserve	Retained Profits	Total	Perpetual Securities	Non-controlling Interests	Total Equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance as at 1 September 2020	522,809	(20,734)	(9,565)	3,960	(11,835)	124,291	32,928	2,671,666	3,313,520	452,493	1,185,933	4,951,946
Total comprehensive income for the period	-	-	-	-	4,138	192,175	21,953	97,869	316,135	-	30,609	346,744
Realised profit on disposal of FVOCI financial assets	-	-	-	-	-	(1,087)	-	1,087	-	-	-	-
Transactions with owners, recognised directly in equity												
<u>Contributions by and distributions to owners</u>												
Share-based compensation	-	-	-	1,184	-	-	-	-	1,184	-	-	1,184
Treasury shares re-issued	-	1,932	-	(1,896)	-	-	-	798	834	-	-	834
Dividends and distribution	-	-	-	-	-	-	-	(29,404)	(29,404)	(136)	(18,438)	(47,978)
<u>Changes in ownership interest in a subsidiary without a change in control</u>												
Acquisition of additional interest in a subsidiary	-	-	(36)	-	(16)	-	68	(71)	(55)	-	55	-
Dilution of interest in a subsidiary	-	-	1	-	-	-	(3)	(165)	(167)	-	166	(1)
<u>Changes in ownership interests in subsidiaries</u>												
Disposal of interests in subsidiaries	-	-	-	-	-	-	(55)	-	(55)	-	(12)	(67)
Fair value gain on interest-free loans	-	-	-	-	-	-	-	-	-	-	1,221	1,221
Balance as at 28 February 2021	522,809	(18,802)	(9,600)	3,248	(7,713)	315,379	54,891	2,741,780	3,601,992	452,357	1,199,534	5,253,883

Statements of Changes in Total Equity for the Half-Year ended 28 February 2021(cont'd)

(a) Group (cont'd)

	← Attributable to Shareholders of the Company →											
	Share Capital	Treasury Shares	Capital Reserve	Share-based Compensation Reserve	Hedging Reserve	Fair Value Reserve	Currency Translation Reserve	Retained Profits	Total	Perpetual Securities	Non-controlling Interests	Total Equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance as at 1 September 2019	522,809	(13,226)	(10,278)	4,170	(5,366)	105,259	(11,167)	2,896,255	3,488,456	150,512	1,068,180	4,707,148
Total comprehensive income for the period	-	-	-	-	(3,178)	4,854	653	77,638	79,967	-	19,388	99,355
Realised profit on disposal of FVOCI financial assets	-	-	-	-	-	(2,256)	-	2,256	-	-	-	-
Transactions with owners, recognised directly in equity												
<u>Contributions by and distributions to owners</u>												
Share-based compensation	-	-	-	1,545	-	-	-	-	1,545	-	-	1,545
Treasury shares re-issued	-	1,580	-	(2,811)	-	-	-	1,196	(35)	-	-	(35)
Share buy-back – held as treasury shares	-	(3,931)	-	-	-	-	-	-	(3,931)	-	-	(3,931)
Issue of perpetual securities	-	-	-	-	-	-	-	-	-	298,396	-	298,396
Dividends and distribution	-	-	-	-	-	-	-	(115,640)	(115,640)	2,876	(24,794)	(137,558)
<u>Changes in ownership interests in subsidiaries without a change in control</u>												
Acquisition of additional interest in a subsidiary	-	-	(25)	-	(6)	-	(2)	181	148	-	(148)	-
Dilution of interest in a subsidiary	-	-	752	-	181	-	50	(5,385)	(4,402)	-	4,577	175
Contribution by non-controlling interests	-	-	-	-	-	-	-	-	-	-	162,823	162,823
Balance as at 29 February 2020	522,809	(15,577)	(9,551)	2,904	(8,369)	107,857	(10,466)	2,856,501	3,446,108	451,784	1,230,026	5,127,918

Statements of Changes in Total Equity for the Half-Year ended 28 February 2021 (cont'd)

(b) Company

	Share Capital	Treasury Shares	Share-based Compensation Reserve	Hedging Reserve	Retained Profits	Total	Perpetual securities	Total Equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance as at 1 September 2020	522,809	(20,734)	3,960	(2,115)	1,693,580	2,197,500	452,493	2,649,993
Total comprehensive income for the period	-	-	-	1,019	2,796	3,815	-	3,815
Transactions with owners, recognised directly in equity								
<u>Contributions by and distributions to owners</u>								
Share-based compensation	-	-	1,184	-	-	1,184	-	1,184
Treasury shares re-issued	-	1,932	(1,896)	-	798	834	-	834
Dividends and distribution	-	-	-	-	(25,366)	(25,366)	(136)	(25,502)
Balance as at 28 February 2021	522,809	(18,802)	3,248	(1,096)	1,671,808	2,177,967	452,357	2,630,324

	Share Capital	Treasury Shares	Share-based Compensation Reserve	Hedging Reserve	Retained Profits	Total	Perpetual securities	Total Equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance as at 1 September 2019	522,809	(13,226)	4,170	(910)	1,780,434	2,293,277	150,512	2,443,789
Total comprehensive income for the period	-	-	-	(641)	17,901	17,260	-	17,260
Transactions with owners, recognised directly in equity								
<u>Contributions by and distributions to owners</u>								
Share-based compensation	-	-	1,545	-	-	1,545	-	1,545
Treasury shares re-issued	-	1,580	(2,811)	-	1,196	(35)	-	(35)
Share buy-back – held as treasury shares	-	(3,931)	-	-	-	(3,931)	-	(3,931)
Issue of perpetual securities	-	-	-	-	-	-	298,396	298,396
Dividends and distribution	-	-	-	-	(111,595)	(111,595)	2,876	(108,719)
Balance as at 29 February 2020	522,809	(15,577)	2,904	(1,551)	1,687,936	2,196,521	451,784	2,648,305

- 1(d)(ii) **Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

Performance Shares

- (a) At the annual general meeting of the Company held on 1 December 2016, the Company's shareholders approved the adoption of the SPH Performance Share Plan 2016 ("the 2016 Share Plan"). This replaced the SPH Performance Share Plan, which was terminated.
- (b) As at 28 February 2021, the number of shares granted and outstanding (being contingent award) under the 2016 Share Plan was 6,411,072 (29 February 2020: 4,615,737). Movements in the number of performance shares during the current period are summarised below:

<u>Outstanding as at 01.09.20</u> (‘000)	<u>Adjusted[#]</u> (‘000)	<u>Granted[*]</u> (‘000)	<u>Vested</u> (‘000)	<u>Lapsed</u> (‘000)	<u>Outstanding as at 28.02.21</u> (‘000)
4,605	(612)	3,519	(938)	(163)	6,411

[#] Adjusted at end of the performance period based on the level of achievement of pre-set performance conditions

^{*} Included a special sign-on bonus of SPH shares

Share Buy Back

No shares were bought back by the Company during the half-year ended 28 February 2021 under the Share Buy Back Mandate (first approved by the Shareholders on 16 July 1999 and last renewed at the Annual General Meeting on 27 November 2020).

Share Capital and Treasury Shares

As at 28 February 2021, the Company had 1,591,512,137 ordinary shares, 16,361,769 management shares and 9,136,984 treasury shares (29 February 2020: 1,594,222,297 ordinary shares, 16,361,769 management shares and 6,426,824 treasury shares).

The treasury shares held represent 0.6% (29 February 2020: 0.4%) of the total number of issued shares (excluding treasury shares).

The Company has no subsidiary holdings as at 28 February 2021 and 29 February 2020.

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

As at 28 February 2021, the Company had 1,591,512,137 ordinary shares, 16,361,769 management shares (31 August 2020: 1,590,574,197 ordinary shares and 16,361,769 management shares).

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

For the half-year ended 28 February 2021, the Company transferred 937,940 treasury shares for the fulfillment of share awards vested under the SPH PSP. The total value of the treasury shares transferred was S\$1.9 million.

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

The Company has no subsidiary holdings as at 28 February 2021.

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

The financial information as set out in paragraphs 1, 4, 5, 6, 7 and 8 of this announcement has been extracted from the condensed interim financial information that has been reviewed by our auditors, KPMG LLP, in accordance with Singapore Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*.

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

Please refer to the attached auditors' review report.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Accounting Policies

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as that of the audited financial statements for the year ended 31 August 2020.

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

Earnings Per Share for the Half-Year ended 28 February 2021

	Group	
	1H 2021	1H 2020
(a) Based on the weighted average number of shares on issue (S\$)	0.05	0.04
(b) On fully diluted basis (S\$)	0.05	0.04

Earnings per share was calculated based on profit after taxation attributable to shareholders of the Company less distribution for perpetual securities, divided by the weighted average number of shares (excluding treasury shares).

6. **Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current financial period reported on; and (b) immediately preceding financial year**

Net Asset Value Per Share

	Group		Company	
	28 Feb 2021	31 Aug 2020	28 Feb 2021	31 Aug 2020
Net asset value per share based on total number of issued shares at the end of period/year (S\$)	2.24	2.06	1.35	1.37

Net asset value per share was calculated based on shareholders' interests, divided by the number of shares (excluding treasury shares) as at the reporting date.

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

Review of Results for the Half-Year ended 28 February 2021 ("1H 2021") compared with the Half-Year ended 29 February 2020 ("1H 2020")

7.1 Income Statement

- 7.1.1 Group operating revenue comprised mainly advertisement and circulation revenue (print and digital), rental income from retail malls and student accommodation, and income from other businesses (including aged care, exhibitions and education). The decrease in group operating revenue of S\$54.3 million (11.5%), from S\$471.4 million in 1H 2020 to S\$417.1 million in 1H 2021, was driven by lower advertisement revenue of S\$46.5 million (27.9%) and lower circulation revenue of S\$3 million (4.7%) from the media business.

Rental income increased by S\$15.4 million (8.7%) with contributions from Westfield Marion and the PBSA Student Castle portfolio, both acquired in December 2019, being partially offset by rental relief provided to tenants of the local retail malls and lower occupancies of the PBSA portfolio due to the continuing effects of Covid-19.

Revenue was impacted by the absence of income of S\$6.6 million from the local convenience store chain Buzz (“Buzz”) which was divested in July 2020, and reduction in revenue of S\$7.7 million (85.8%) from the exhibitions business with the deferment of shows due to Covid-19. The exhibitions business (“Sphere”) was merged with SingEx Holdings Pte Ltd (“SingEx”) in February 2021.

Other operating income included sales of production waste and other scrap materials, distribution service fees for third party periodicals, grant income, income from branding events and other business activities. Other operating income increased by S\$34.3 million (387.8%), from S\$8.9 million in 1H 2020 to S\$43.2 million in 1H 2021, with grant income from Jobs Support Scheme (“JSS”) of S\$15 million, income from rental guarantee of S\$9.4 million relating to the acquisition of the Student Castle portfolio, and gain of S\$6.2 million on divestment of interests in subsidiaries in the exhibitions and online classifieds businesses.

Total revenue of S\$460.3 million in 1H 2021 was lower by S\$20 million (4.2%) compared to S\$480.3 million in 1H 2020.

- 7.1.2 Materials, production and distribution costs included newsprint and other material costs, factory overheads and distribution costs for the media business, and production costs and supplies for exhibitions and aged care businesses. The reduction in materials, production and distribution costs by S\$23.9 million (40.9%), from S\$58.3 million in 1H 2020 to S\$34.5 million in 1H 2021, was in line with lower revenue of the media business including Buzz, and the exhibitions business.

Staff costs comprised salaries, bonuses, allowances, employers’ contribution to defined contribution plans and share-based compensation expense. The decrease in staff costs of S\$7.7 million (4.6%), from S\$165.7 million in 1H 2020 to S\$158 million in 1H 2021, was mainly due to lower headcount arising from both retrenchment and attrition.

Premises costs relate mainly to rental expenses, property tax, building maintenance costs and utility charges, and are primarily incurred for the retail malls, student accommodation, media and aged care businesses. The increase in premises costs of S\$4 million (9.4%), from S\$42.6 million in 1H 2020 to S\$46.7 million in 1H 2021, was attributable to Westfield Marion.

Depreciation decreased by S\$2.6 million (13.0%) from S\$20.2 million in 1H 2020 to S\$17.5 million in 1H 2021, mainly due to the divestment of Media Centre and Buzz in FY2020.

Other operating expenses included business promotion expenses, articles and news agencies’ fees, computer system maintenance and software licence fees, amortisation of intangibles assets, foreign exchange differences and other expenses in line with business activities. Other operating expenses decreased by S\$8.2 million (13.7%) from S\$60.4 million in 1H 2020 to S\$52.1 million in 1H 2021. This was mainly due to lower retrenchment costs of S\$4 million (55.2%), lower travel expenses of S\$1.5 million (79.3%) and reduction in amortisation expense by S\$1 million (26%).

Total costs decreased by S\$37.1 million (9.8%) from S\$377.6 million in 1H 2020 to S\$340.5 million in 1H 2021.

- 7.1.3 As a result of the foregoing, operating profit of S\$119.8 million in 1H 2021 was S\$17.1 million (16.6%) higher compared to S\$102.7 million in 1H 2020.
- 7.1.4 Fair value loss on investment properties of S\$8.4 million arose from the Australia retail assets, Westfield Marion and Figtree.
- 7.1.5 Share of results of associates and joint ventures increased by S\$2 million (80.9%) from S\$2.5 million in 1H 2020 to S\$4.5 million in 1H 2021. The improvement was largely attributable to the Woodleigh development.
- 7.1.6 Investment income comprised fair value changes on investments and derivatives, foreign exchange differences, and dividend and interest income from the investment portfolio. Investment income increased by S\$13.3 million (175.6%) from S\$7.6 million in 1H 2020 to S\$20.9 million in 1H 2021, mainly due to higher dividend income.
- 7.1.7 Taxation charge of S\$12.6 million in 1H 2021 was based on the statutory tax rate, taking into account non-deductible expenses and non-taxable income. This included an amount of S\$1.1 million for over-provision of taxation in respect of prior years.
- 7.1.8 Consequently, net profit attributable to shareholders of S\$97.9 million in 1H 2021 was S\$20.2 million (26.1%) higher compared to S\$77.6 million in 1H 2020.

7.2 Statements of Financial Position

Equity

- 7.2.1 Equity comprised share capital, treasury shares, reserves and retained profits of the Company's shareholders, perpetual securities and non-controlling interests. The increase in equity by S\$301.9 million (6.1%), from S\$4,951.9 million as at 31 August 2020 to S\$5,253.9 million as at 28 February 2021, was mainly attributable to S\$192.2 million re-measurement gains from the investment portfolio and net profit of S\$97.9 million in 1H 2021.

Non-current assets

- 7.2.2 Non-current assets comprised property, plant and equipment, investment properties, interests in associates and joint ventures, investments, intangible assets, trade and other receivables, and derivatives. The increase in non-current assets by S\$216.3 million (2.8%), from S\$7,820.7 million as at 31 August 2020 to S\$8,037 million as at 28 February 2021, was mainly due to increases in investment properties, associates and investments.
- 7.2.3 Investment properties comprised mainly retail malls, student accommodation and aged care assets. The increase in investment properties of S\$47.8 million (0.7%), from S\$6,420.3 million as at 31 August 2020 to S\$6,468.1 million as at 28 February 2021, was attributable to currency translation gain of S\$46.8 million on the UK PBSA assets and Australia retail assets, and asset enhancement of S\$9.6 million on the UK PBSA assets and SPH REIT's retail assets. The increase was partially offset by fair value loss of S\$8.4 million arising from the Australia retail assets.
- 7.2.4 Associates increased by S\$22.5 million (6.3%) from S\$358.1 million as at 31 August 2020 to S\$380.6 million as at 28 February 2021. The increase arose mainly from the Group's 40% stake in SingEx-Sphere Holdings Pte Ltd as a result of the merger of SingEx and Sphere.
- 7.2.5 Investments refer to equity securities, debt securities and investment funds. Non-current investments increased by S\$167.7 million (39.6%), from S\$423.6 million as at 31 August 2020 to S\$591.3 million as at 28 February 2021, driven by re-measurement gains on investments namely iFast and Coupang.

Current assets

- 7.2.6 Current assets comprised inventories, trade and other receivables, and cash and cash equivalents. The increase in current assets of S\$82.3 million (8%), from S\$1,029.1 million as at 31 August 2020 to S\$1,111.3 million as at 28 February 2021, was mainly due to increase in cash and cash equivalents.
- 7.2.7 Cash and cash equivalents increased by S\$94.9 million (11%) from S\$864.7 million as at 31 August 2020 to S\$959.5 million as at 28 February 2021. Details of the movements are set out in the Consolidated Statement of Cash Flows in paragraph 1(c) and paragraph 7.3.

Non-current liabilities

- 7.2.8 Non-current liabilities comprised trade and other payables, deferred tax liabilities, borrowings, and derivatives. The increase in non-current liabilities by S\$387.1 million (16.8%), from S\$2,302.9 million as at 31 August 2020 to S\$2,689.9 million as at 28 February 2021, was attributed mainly to increase in non-current borrowings.
- 7.2.9 Non-current borrowings increased by S\$387.4 million (17.7%), from S\$2,191.2 million as at 31 August 2020 to S\$2,578.6 million as at 28 February 2021. The increase was mainly due to the re-financing of loans of S\$515 million that were due within one year as at 31 August 2020, partially offset by reclassification of S\$136.3 million loans repayable within one year to current borrowings.

Current liabilities

- 7.2.10 Current liabilities comprised trade and other payables, current tax liabilities, borrowings and derivatives. The decrease in current liabilities by S\$390.5 million (24.5%), from S\$1,594.9 million as at 31 August 2020 to S\$1,204.4 million as at 28 February 2021, was mainly due to decrease in current borrowings.
- 7.2.11 Current borrowings decreased by S\$372.8 million (29%), from S\$1,286 million as at 31 August 2020 to S\$913.2 million as at 28 February 2021. The decrease was mainly due to the re-financing of loans of S\$515 million that were due within one year as at 31 August 2020, partially offset by reclassification of S\$136.3 million loans repayable within one year from non-current borrowings.
- 7.2.12 As at 28 February 2021, the Group is in a net current liabilities position of S\$93.1 million mainly due to the maturity of loans within the next 12 months. This included term loans of S\$140 million and S\$50 million taken up by the Company and SPH REIT respectively. The Group has various financing options for these loan amounts, and adequate unutilised credit facilities and marketable securities available for use.

7.3 Statement of Cash Flows

- 7.3.1 Net cash from operating activities of S\$142.1 million was due to cash inflow from operating activities of S\$156.1 million, partially offset by income tax paid of S\$14 million.
- 7.3.2 Net cash from investing activities of S\$34 million was due to net proceeds from the disposal and purchase of investments of S\$24.1 million and dividend received of S\$17.6 million, partially offset by additions to investment properties of S\$6.3 million
- 7.3.3 Net cash used in financing activities of S\$81.3 million was attributed to dividend payments of S\$32.4 million, interest payment of S\$26.4 million and distributions to perpetual securities holders of S\$15.6 million.

8. Segmental information (of the group) for the Half-Year ended 28 February 2021

Business Segments

The Group is organised into four major operating segments, namely Media, Retail & Commercial, PBSA and Others. The Media segment is involved in the production of content for distribution on print and other media platforms. The Retail & Commercial segment holds, manages and develops properties in the retail and residential sectors. The PBSA segment holds, manages and develops properties in the student accommodation sector. Other operations under the Group, which are currently not significant to be reported separately, are included under "Others". These include the Group's businesses and investments in online classifieds, aged care, exhibitions, education, New Media Fund, Treasury and Investment and other business adjacencies.

Group Segmental Information

1H 2021

	Media S\$'000	Retail & Commercial S\$'000	PBSA	Others S\$'000	Eliminations S\$'000	Consolidated S\$'000
Operating revenue						
External sales	193,084	154,648	35,345	34,058	-	417,135
Inter-segmental sales	1,166	46	-	1,020	(2,232)	-
Total operating revenue	194,250	154,694	35,345	35,078	(2,232)	417,135
Result						
Segment result	3,289	110,760	28,497	28,157	-	170,703
Finance costs	(561)	(14,899)	(6,087)	(8,419)	-	(29,966)
Fair value change on investment properties	-	(8,439)	-	13	-	(8,426)
Share of results of associates and joint ventures	372	(1,156)	-	5,269	-	4,485
Profit before taxation	3,100	86,266	22,410	25,020	-	136,796

With effect from FY2021, the Group re-organised its segments to be in line with the Group strategy. The following tables show the revised comparative segment results and previously reported results for half-year ended 29 February 2020.

1H 2020 (Comparative results for new segmental grouping)

	Media S\$'000	Retail & Commercial S\$'000	PBSA S\$'000	Others S\$'000	Eliminations S\$'000	Consolidated S\$'000
Operating revenue						
External sales	253,854	148,126	28,454	41,000	-	471,434
Inter-segmental sales	1,947	715	-	1,722	(4,384)	-
Total operating revenue	255,801	148,841	28,454	42,722	(4,384)	471,434
Result						
Segment result	12,069	113,721	12,999	1,620	-	140,409
Finance costs	(1,097)	(22,080)	(4,583)	(2,328)	-	(30,088)
Fair value change on an investment property	-	-	10,527	-	-	10,527
Share of results of associates and joint ventures	(336)	(4,150)	-	6,965	-	2,479
Profit before taxation	10,636	87,491	18,943	6,257	-	123,327

1H 2020 (Previously reported results)

	Media S\$'000	Property S\$'000	Others S\$'000	Eliminations S\$'000	Consolidated S\$'000
Operating revenue					
External sales	253,854	177,087	40,493	-	471,434
Inter-segmental sales	1,928	1,583	807	(4,318)	-
Total operating revenue	255,782	178,670	41,300	(4,318)	471,434
Result					
Segment result	11,436	126,744	2,229	-	140,409
Finance costs	(1,097)	(28,453)	(538)	-	(30,088)
Fair value change on investment property	-	10,527	-	-	10,527
Share of results of associates and joint ventures	-	(3,965)	6,444	-	2,479
Profit before taxation	10,339	104,853	8,135	-	123,327

Group Segmental Review

Media

Revenue for the Media business declined S\$60.8 million (23.9%), from S\$253.9 million in 1H 2020 to S\$193.1 million in 1H 2021. Media advertisement revenue fell by S\$46.5 million (27.9%) with Newspaper print advertisement revenue declining by S\$36.3 million (28.8%), and magazine advertisement revenue declining by S\$8.5 million (55.5%) partly due to the cessation of the operations in Malaysia. Newspaper digital advertisement revenue reported growth of S\$1.8 million (13.4%) year-on-year. Circulation revenue fell S\$3 million (4.7%) as daily average newspaper print sales decreased by 70,831 copies (16%), while daily average newspaper digital sales increased by 69,933 copies (20.2%). In addition, Buzz was divested in July 2020 and had contributed S\$6.6 million in 1H 2020.

Profit before tax was S\$7.5 million (70.9%) lower year-on-year, from S\$10.6 million in 1H 2020 to S\$3.1 million in 1H 2021. Excluding JSS of S\$12.8 million, profit would have declined S\$20.3 million to a loss of S\$9.7 million. The revenue decline of S\$60.8 million (23.9%) was partially cushioned by cost savings including reduction in materials, production and distribution costs of S\$21.5 million (38%), and lower staff costs of S\$8.7 million (6.4%) mainly due to lower headcount. In addition, retrenchment costs was S\$3.2 million in 1H 2021 compared to S\$7.2 million in 1H 2020.

Retail & Commercial

Revenue for the Retail & Commercial segment rose by S\$6.5 million (4.4%), from S\$148.1 million in 1H 2020 to S\$154.6 million in 1H 2021. Westfield Marion, acquired in December 2019, recorded higher revenue of S\$13.8 million (109.3%) due to a full 6 months contribution in 1H 2021. Revenue of the local retail malls was affected by rental relief of S\$6.6 million provided to tenants to cushion the impact of Covid-19.

Profit before tax was S\$1.2 million (1.4%) lower year-on-year, from S\$87.5 million in 1H 2020 to S\$86.3 million in 1H 2021. Fair valuation loss on investment properties of S\$8.4 million in 1H 2021 arose from Westfield Marion and Figtree. Finance costs was lower by S\$7.2 million (32.5%) mainly due to lower interest rates on bank borrowings.

PBSA

The PBSA portfolio recorded higher revenue of S\$6.9 million (24.2%), from S\$28.5 million in 1H 2020 to S\$35.3 million in 1H 2021. This was due to a full 6 months contribution from the Student Castle portfolio acquired in December 2019, partially negated by revenue loss due to lower occupancies and delayed tenancy start dates arising from the continuing effects of Covid-19.

Profit before tax rose by S\$3.5 million (18.3%), from S\$18.9 million in 1H 2020 to S\$22.4 million in 1H 2021. The increase in operating profit of S\$14 million (166.3%) included the receipt of S\$9.4 million rental guarantee relating to the Student Castle portfolio.

Others

Revenue for the Others segment decreased by S\$6.9 million (16.9%), from S\$41 million in 1H 2020 to S\$34.1 million in 1H 2021. This primarily arose from the drop in revenue from the exhibitions business by S\$7.7 million (85.8%) as a result of the deferment of shows due to Covid-19.

Profit before tax increased by S\$18.8 million (299.9%), from S\$6.3 million in 1H 2020 to S\$25 million in 1H 2021. The increase was attributable to higher dividend income of S\$10.7 million (261.8%) from the investment portfolio, and gain of S\$6.2 million on divestment of interests in subsidiaries in the exhibitions and online classifieds businesses.

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

No forecast was made previously.

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

- 10.1 The Media business continues to be affected by structural decline in the print advertisement sector, which was accelerated by the impact from the Covid-19 pandemic. Nonetheless, digital circulation continues to grow and expand audience reach. The Group will continue its digital transformation strategy and efforts to place Media on a more sustainable footing.
- 10.2 In the Retail and Commercial segment, tenant sales for the Singapore retail assets gradually improved with the Covid-19 recovery for the Singapore economy. The Covid-19 situation was well managed in South Australia and Wollongong where SPH REIT assets are located which boosted shoppers' confidence, resulting in resilient tenant sales for the Australia retail assets. The Group will continue to explore diversification into alternative defensive cash-yielding assets for this segment to grow its recurring income.
- 10.3 The PBSA segment has been rapidly developing key operational capabilities such as organic sales and marketing, internal developmental capabilities and in-house property management system to strengthen its position as a leading PBSA player in the sector. Demand for UK education remains high with an increase in UCAS applications, driven by higher applications from UK and international students. The Group will continue to grow the segment to become a sizeable PBSA owner-operator.
- 10.4 The Others business segment benefited from stronger performance by Aged Care, higher dividend income from the investment portfolio and one-off gain from the SingEx-Sphere merger. Undergirded by the secular trend of a worldwide aging population, the Group will continue to develop Aged Care as a key business pillar. SPH will be restarting acquisition activities after cancelling the Canada transaction as a result of Covid-19. In addition, the Group will progressively review its investments and Digital portfolio and where appropriate, to unlock value with proactive capital recycling to maximise shareholder returns.

11. Dividends

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

Yes.

Name of Dividend	Interim Dividend
Dividend Type	Cash
Dividend Rate	3 cents per share
Tax rate	Tax exempt (One-tier)

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Yes.

Name of Dividend	Interim Dividend
Dividend Type	Cash
Dividend Rate	1.5 cents per share
Tax rate	Tax exempt (One-tier)

(c) Date payable

The date the dividend is payable: 21 May 2021.

(d) Record Date

The Share Transfer Books and Register of Members of the Company will be closed on 5 May 2021, 5.00 p.m. for preparation of dividend warrants. Duly stamped and completed transfers received by our Share Transfer Office, Tricor Barbinder Share Registration Services, 80 Robinson Road #02-00 Singapore 068898, up to 5.00 p.m. on 5 May 2021 will be registered to determine shareholders' entitlements to the interim dividend. In respect of shares in securities accounts with the Central Depository (Pte) Limited ("CDP"), the said dividend will be paid by the Company to CDP which will distribute the dividends to holders of the securities accounts.

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

Not applicable.

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

The Company has not obtained a general mandate from shareholders for Interested Person Transactions.

14. Please disclose a confirmation that the Company has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1).

The Company confirms that it has procured undertakings from all its Directors and Executive Officers pursuant to Rule 720(1) of the SGX Listing Manual.

BY ORDER OF THE BOARD

Ginney Lim May Ling
Khor Siew Kim

Company Secretaries

Singapore,
30 March 2021



CONFIRMATION BY THE BOARD
Pursuant to Rule 705(5) of the Listing Manual

We, Lee Boon Yang and Ng Yat Chung, being two directors of Singapore Press Holdings Limited ("the Company"), do hereby confirm on behalf of the directors of the Company, that, to the best of their knowledge, nothing has come to the attention of the board of directors of the Company which may render the financial results for the half-year ended 28 February 2021 to be false or misleading in any material respect.

On behalf of the Directors

A handwritten signature in blue ink, appearing to read 'LEE BOON YANG', is positioned above the printed name and title.

LEE BOON YANG
Chairman

A handwritten signature in blue ink, appearing to read 'NG YAT CHUNG', is positioned above the printed name and title.

NG YAT CHUNG
Director

Singapore,
30 Mar 2021



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Report on review of Condensed Interim Financial Information

The Board of Directors
Singapore Press Holdings Limited

Introduction

We have reviewed the accompanying financial statements of Singapore Press Holdings Limited (the “Company”) and its Subsidiaries (the “Group”), which comprise the consolidated statement of financial position of the Group and the statement of financial position of the Company as at 28 February 2021, the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in total equity, consolidated statement of cash flows of the Group for the six-month period then ended, and statement of changes in total equity of the Company for the six-month period, and certain explanatory notes (the “Condensed Interim Financial Information”). Management is responsible for the preparation and presentation of this Condensed Interim Financial Information in accordance with Singapore Financial Reporting Standards (International) (“SFRS(I)”) 1-34 *Interim Financial Reporting*. Our responsibility is to express a conclusion on this Condensed Interim Financial Information based on our review.

Scope of review

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of condensed interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Condensed Interim Financial Information is not prepared, in all material respects, in accordance with SFRS(I) 1-34 *Interim Financial Reporting*.



Restriction on use

Our report is provided in accordance with the terms of our engagement. Our work was undertaken so that we might report to you on the Condensed Interim Financial Information for the purpose of assisting the Company to meet the requirements of paragraph 3 of Appendix 7.2 of the Singapore Exchange Limited Listing Manual and for no other purpose. Our report is included in the Company's announcement of its interim financial information for the information of its members. We do not assume responsibility to anyone other than the Company for our work, for our report, or for the conclusions we have reached in our report.


KPMG LLP

*Public Accountants and
Chartered Accountants*

Singapore
30 March 2021