
Unaudited Financial Statement and Dividend Announcement
For the first quarter and the quarter ended 31 March 2018

Aspen (Group) Holdings Limited (the “**Company**”) was incorporated in the Republic of Singapore on 22 December 2016 under the Companies Act (Chapter 50) of Singapore as a private limited company. The Company and its subsidiaries (the “**Group**”) were formed pursuant to a restructuring exercise (the “**Restructuring Exercise**”) prior to the initial public offering and its listing on the Catalist of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on 28 July 2017. The Restructuring Exercise was completed on 21 June 2017. Please refer to the Company’s Offer Document dated 19 July 2017 (the “**Offer Document**”) for further details on the Restructuring Exercise.

Aspen (Group) Holdings Limited is a Malaysia-based property group developing affordable residential and mixed development properties at strategic locations with good infrastructure and amenities for middle-income mass market purchasers. The Group’s flagship project, Aspen Vision City, a 245-acres freehold mixed development project well-located in Bandar Cassia, Batu Kawan – Penang’s third satellite city, is a joint partnership with IKEA Southeast Asia. The Group also has several on-going developments in Penang Island.

PART I – INFORMATION REQUIRED FOR ANNOUNCEMENT OF QUARTERLY (Q1, Q2 & Q3) AND THREE MONTHS RESULTS

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

	Note	Group 3 Months Ended		% Change
		31.03.18 Unaudited RM'000	31.03.17 Unaudited RM'000	
Revenue	8a(i)	102,704	38,042	170
Cost of sales	8a(ii)	(66,846)	(20,937)	219
Gross profit		<u>35,858</u>	<u>17,105</u>	110
Other income	8a(iii)	817	154	431
Administrative expenses	8a(iv)	(10,613)	(5,332)	99
Selling and distribution expenses	8a(v)	(3,572)	(2,938)	22
Other operating expenses	8a(vi)	(232)	-	100
Results from operating activities		<u>22,258</u>	<u>8,989</u>	148
Finance income	8a(vii)	605	361	68
Finance costs	8a(viii)	(422)	(282)	50
Net finance income		<u>183</u>	<u>79</u>	132
Share of profit of associates, net of tax	8a(ix)	506	6	N.M.
Profit before tax		<u>22,947</u>	<u>9,074</u>	153
Tax expense	8a(x)	(6,759)	(2,653)	155
Profit for the period representing total comprehensive income for the period		<u>16,188</u>	<u>6,421</u>	152
Profit total comprehensive income attributable to:				
Equity holders of the Company		13,148	5,126	156
Non-controlling interest		3,040	1,295	135
		<u>16,188</u>	<u>6,421</u>	152

N.M. – Not meaningful

1(a)(ii) Notes to Consolidated Statement of Comprehensive Income

	Note	Group 3 Months Ended		% Change
		31.03.18 Unaudited RM'000	31.03.17 Unaudited RM'000	
Profit before tax is arrived at:				
After crediting				
Interest income	8a(vi)	605	361	68
Gain on disposal of property, plant and equipment		2	85	(98)
Amortisation of deferred income	8a(ii)	6,375	2,171	194
And after charging:				
Depreciation of property, plant and equipment	8a(iv)	1,498	1,173	28
Interest expense	8a(vii)	422	282	50
Payroll expenses	8a(iv)	2,457	2,057	19
Unrealised loss from downstream income from Associate		12	-	100

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

	Note	Group		Company	
		31.03.18 Unaudited RM'000	31.12.17 Audited RM'000	31.03.18 Unaudited RM'000	31.12.17 Audited RM'000
Non-current assets					
Property, plant and equipment		56,007	55,541	-	-
Land rights		30,468	30,468	-	-
Investment in subsidiaries		-	-	151,041	151,041
Investment in associates		50,094	48,700	-	-
Deferred tax assets		11,263	10,550	-	-
	8b(i)	147,832	145,259	151,041	151,041
Current assets					
Development properties		288,078	282,726	-	-
Inventories		99,703	99,703	-	-
Contract assets		-	12,407	-	-
Trade and other receivables		93,137	83,717	635	-
Cash and cash equivalents		131,829	139,988	7,411	9,124
	8b(ii)	612,747	618,541	8,046	9,124
Total assets		760,579	763,800	159,087	160,165
Current liabilities					
Trade and other payables		165,336	217,458	305	654
Contract liabilities		86,028	59,153	-	-
Loans and borrowings		33,302	45,624	-	-
Current tax liabilities		1,343	4,547	-	-
	8b(iii)	286,009	326,782	305	654
Non-current liabilities					
Trade and other payables		28,039	-	-	-
Loans and borrowings		71,426	71,645	-	-
Deferred income		42,194	48,569	-	-
Deferred tax liabilities		14,175	14,256	-	-
	8b(iv)	155,834	134,470	-	-
Total liabilities		441,843	461,252	305	654
Equity					
Share capital		168,346	168,346	168,346	168,346
Reserves		131,084	117,936	(9,564)	(8,835)
Equity attributable to owners of the Company		299,430	286,282	158,782	159,511
Non-controlling interests		19,306	16,266	-	-
Total equity		318,736	302,548	158,782	159,511
Total equity and liabilities		760,579	763,800	159,087	160,165

1(b)(ii) Aggregate amount of group's borrowings and debt securities**Amount repayable in one year or less, or on demand**

As at 31.03.18 Unaudited		As at 31.12.17 Audited	
Secured RM'000	Unsecured RM'000	Secured RM'000	Unsecured RM'000
33,302	-	45,624	-

Amount repayable after one year

As at 31.03.18 Unaudited		As at 31.12.17 Audited	
Secured RM'000	Unsecured RM'000	Secured RM'000	Unsecured RM'000
62,026	9,400	62,245	9,400

Details of any collateral

The loans and borrowings are secured by the freehold land, fixed and floating charges over certain subsidiaries' present and future assets and undertakings, fixed deposits placed by the subsidiaries, corporate guarantees by subsidiaries, pledge of shares held by the holding company, deed of assignment of benefits of certain contract proceeds, and joint and several guarantee by certain directors of the subsidiaries.

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

	Group	
	3 Months Ended	
	31.03.18	31.03.17
	Unaudited	Unaudited
	RM'000	RM'000
Cash flows from operating activities		
Profit before tax	22,947	9,074
Adjustments for:		
Depreciation of property, plant and equipment	1,498	1,173
Gain on disposal of property, plant and equipment	(2)	(85)
Amortisation of deferred income	(6,375)	(2,171)
Interest expense	422	282
Interest income	(605)	(361)
Share of results of equity-accounted investees	(506)	(6)
Unrealised loss from downstream income from associate	12	-
	17,391	7,906
Changes in development properties	(4,333)	5,033
Changes in contract assets	12,407	-
Changes in trade and other receivables	(6,639)	(2,593)
Changes in trade and other payables	(24,083)	(48,348)
Changes in contract liabilities	26,875	23,619
Cash generated from/(used in) operations	21,618	(14,383)
Tax paid	(13,538)	(1,387)
Net cash from/(used in) operating activities	8,080	(15,770)
Cash flows from investing activities		
Acquisition of property, plant and equipment	(1,965)	(2,295)
Proceeds from disposal of property, plant and equipment	3	362
Interest received	605	361
Additions of investment in associates	(900)	-
Net cash used in investing activities	(2,257)	(1,572)
Cash flows from financing activities		
Changes in fixed deposit pledged	(23)	(44)
Proceeds from drawdown of loans and borrowings	-	1,263
Repayment of loans and borrowings	(12,353)	(3,198)
Repayment of finance lease liabilities	(188)	(526)
Interest paid	(1,441)	(83)
Net cash used in financing activities	(14,005)	(2,588)
Net decrease in cash and cash equivalents	(8,182)	(19,930)
Cash and cash equivalents at the beginning of financial period	134,262	100,422
Cash and cash equivalents at end of the financial period	126,080	80,492

Cash and cash equivalents included in the consolidated statement of cash flows comprises the followings:

	Group	
	31.03.18	31.03.17
	Unaudited	Unaudited
	RM'000	RM'000
Cash and cash equivalents	131,829	83,498
Less: Fixed deposits pledged to financial institutions	(5,749)	(3,006)
	<u>126,080</u>	<u>80,492</u>

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

Consolidated Statement of Changes in Equity

Group	Share capital RM'000	Merger reserves RM'000	Retained earnings RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1 January 2018	168,346	37,442	80,494	286,282	16,266	302,548
Profit for the period representing total comprehensive income for the period	-	-	13,148	13,148	3,040	16,188
At 31 March 2018	168,346	37,442	93,642	299,430	19,306	318,736

Consolidated Statement of Changes in Equity

Group	Share capital RM'000	Other reserves RM'000	Merger reserves RM'000	(Accumulated losses)/ Retained earnings RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1 January 2017	46,272	1,228	(1,674)	(4,914)	40,912	3,378	44,290
Profit for the period representing total comprehensive income for the period	-	-	-	5,126	5,126	1,295	6,421
At 31 March 2017	46,272	1,228	(1,674)	212	46,038	4,673	50,711

Statement of Changes in Equity

Company	Share capital RM'000	Accumulated losses RM'000	Total equity RM'000
At 1 January 2018	168,346	(8,835)	159,511
Loss for the period representing total comprehensive income for the period	-	(729)	(729)
At 31 March 2018	168,346	(9,564)	158,782

Company	Share capital RM'000	Accumulated losses RM'000	Total equity RM'000
At date of incorporation 22 December 2016/31 March 2017	-*	-	-*

* Less than RM1,000

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.

Share Capital – Ordinary Shares

	No. of issued shares	Issued and paid-up capital RM
Balance as at 31 December 2017/31 March 2018	<u>866,617,900</u>	<u>168,346,112</u>

The Company did not have any outstanding options, convertibles or treasury shares as at 31 March 2018 and 31 March 2017. There were no subsidiary holdings as at 31 March 2018 and 31 March 2017.

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

	31.03.18	31.12.17
Total number of issued shares (excluding treasury shares)	<u>866,617,900</u>	<u>866,617,900</u>

There were no treasury shares as at 31 March 2018 and 31 December 2017.

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.

Not applicable. There were no treasury shares during and as at the end of the current financial period reported on.

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.

Not applicable. There were no subsidiary holdings as at the end of the current financial period reported on.

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

The figures have not been audited or reviewed by the auditors of the Company.

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

Not applicable.

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

Except as disclosed in paragraph 5 below, the accounting policies and methods of computation adopted in the financial statements for the current reporting period are consistent with those disclosed in the audited financial statements for the financial year ended 31 December 2017.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

The Group has adopted all a new financial reporting framework, Singapore Financial Reporting Standards (International) (SFRS(I)s), on 1 January 2018 and has prepared its first set of financial information under SFRS(I)s for the quarter ended 31 March 2018.

The Group will be required to apply the specific transition requirements in SFRS(I) 1 *First-time Adoption of Singapore Financial Reporting Standards (International)*. In addition to the adoption of the new framework, the Group will also concurrently apply the following SFRS(I)s, interpretations of SFRS(I)s and requirements of SFRS(I)s which are mandatorily effective from the same date:

- SFRS(I) 9 *Financial Instruments* which includes the amendments to IFRS 4 *Insurance Contracts* – Applying IFRS 9 *Financial Instruments* with IFRS 4 *Insurance Contracts* issued by the IASB in September 2016;
- requirements in SFRS(I) 2 *Share-based Payment* arising from the amendments to IFRS 2 – *Classification and Measurement of Share-based Payment Transactions* issued by the IASB in June 2016;
- requirements in SFRS(I) 1-40 *Investment Property* arising from the amendments to IAS 40 – *Transfers of Investment Property* issued by the IASB in December 2016;
- requirements in SFRS(I) 1-28 *Investments in Associates and Joint Ventures* arising from the amendments to IAS 28 – *Measuring an associate or joint venture at fair value* issued by the IASB in December 2016; and
- SFRS(I) INT 22 *Foreign Currency Transactions and Advance Consideration*.

The Group does not expect the application of the above standards and interpretations to have a significant impact on the consolidated financial statements.

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

	Group	
	3 Months Ended	
	31.03.18	31.03.17
Profit attributable to equity holders of the Company (RM'000)	13,148	5,126
Weighted average number of ordinary shares ('000) ⁽¹⁾	866,618	767,878
Basic and diluted earnings per share (RM cents) ⁽²⁾	1.52	0.67

Notes:

- 1) EPS for the current financial period has been computed based on share capital of 866,617,900 shares. For comparative purposes, the EPS for the corresponding period of the immediately preceding financial period has been computed based on share capital of 767,877,736 shares assuming the Restructuring Exercise has been completed as at 1 January 2017.
- 2) The basic and diluted earnings per share are the same as the Company did not have any potentially dilutive instruments for the respective financial periods.

7. 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 period reported on; and
(b) Immediately preceding financial year

	Group		Company	
	31.03.18	31.12.17	31.03.18	31.12.17
Net asset value (RM'000)	299,430	286,282	158,782	159,511
Number of ordinary shares in issue ('000)	866,618	866,618	866,618	866,618
Net asset value per ordinary share (RM cents)	34.55	33.03	18.32	18.41

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss:-

- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**

Review for the performance of the Group for the 3 months ended 31 March 2018 ("1Q FY2018) as compared to the previous corresponding quarter ended 31 March 2017 ("1Q FY2017").

Consolidated Statement of Comprehensive Income
1Q FY2018 compared to 1Q FY2017

- (i) Revenue
 The Group recorded revenue of RM102.70 million for 1Q FY2018, an improvement of 170% as compared to the previous year corresponding quarter, contributed mainly by further progress of our on-going projects, Tri Pinnacle, Vervéa and Vertu. In addition, the completion of sale of a vacant commercial land has contributed to the higher revenue.

- (ii) **Cost of sales**
Cost of sales increased by 219% to RM66.85 million for 1Q FY2018 as a result of the increase in construction activities for the Tri Pinnacle, Vervéa and Vertu Resorts projects and the charging out of land cost upon sale of a vacant commercial land. Deferred income on housing quotas are amortised to profit or loss based on the construction progress of the Tri Pinnacle project.
- (iii) **Other income**
Other income increased by 431% to RM0.82 million for 1Q FY2018. This is mainly due to the increase in project management fees of RM0.78 million and rental income of RM0.04 million.
- (iv) **Administrative expenses**
Administrative expenses increased by 99% to RM10.61 million in 1Q FY2018, mainly due to the corporate branding events held of RM3.55 million, the increase in depreciation cost by RM0.40 million and increase in staff costs of RM0.33 million from the increase in headcount.
- (v) **Selling and distribution expenses**
Selling and distribution expenses increased by 22% to RM3.57 million in 1Q FY2018 mainly due to Chinese New Year marketing campaigns held to promote our projects .
- (vi) **Other operating expenses**
Other operating expenses increased to RM0.23 million in 1Q FY2018 due to unrealised foreign exchange translation loss from fixed deposits placed.
- (vii) **Finance income**
Finance income increased by 68% to RM0.61 million in 1Q FY2018 due to higher interest income arising from the higher average balance of deposit in financial institutions in 1Q FY2018 as compared to 1Q FY2017. The interest income relates mainly to the unutilised portion of the IPO proceeds.
- (viii) **Finance costs**
Finance costs increased by 50% to RM0.42 million in 1Q FY2018 due to the increase in interest served on term loan drawn in Q3 FY2017 to finance the purchase of the Glenmarie sales gallery.
- (ix) **Share of profit of associates**
The share of profit of associates increased to RM0.51 million in 1Q FY2018 from the capitalisation of financing cost incurred by the associate in funding the construction of its regional integrated shopping centre.
- (x) **Tax expense**
In 1Q FY2018, a higher tax expense is accounted as the Group recorded higher taxable profits.

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

Consolidated Statement of Financial Position

(i) Non-current assets

The Group's non-current assets increased by RM2.57 million from RM145.26 million as at 31 December 2017 to RM147.83 million as at 31 March 2018, primarily due to the following:-

- additional capital injection of RM0.90 million into associate, Bandar Cassia Properties (SC) Sdn. Bhd. and profit of RM0.49 million from investment in associates;
- additional recognition of deferred tax assets of RM0.71 million on unrealised profits; and
- increase in property, plant and equipment of RM0.47 million mainly due to additional RM1.97 million capital investment attributable to the construction of a carpark and purchase of office equipments, offset against depreciation charge of RM1.50 million.

(ii) Current assets

The Group's current assets decreased by RM5.79 million from RM618.54 million as at 31 December 2017 to RM612.75 million as at 31 March 2018, primarily due to the followings:

- decrease in contract assets amounting to RM12.41 million from the increase in progress billing for Vertu projects which exceeded cost incurred and profits recognised;
- decrease in cash and cash equivalents of RM8.16 million due to the repayment of borrowings and the acquisition of property, plant and equipment; offset against
- increase in trade and other receivables of RM9.42 million contributed by the increase in progress billings for on-going projects and advance payment made for the purchase of equipments for the Batu Kawan development; and
- increase in development properties of RM5.35 million from development costs incurred for the on-going projects.

(iii) Current liabilities

The Group's current liabilities decreased by RM40.77 million from RM326.78 million as at 31 December 2017 to RM286.01 million as at 31 March 2018, primarily due to the followings:

- decrease in trade and other payables of RM52.12 million due to repayment made to contractors for on-going development projects and a reclassification of RM28.04 million retention sums payable from on-going contracts to non-current liabilities;
- decrease in loans and borrowings of RM12.32 million due to the repayment of borrowings; and
- decrease in current tax liabilities of RM3.20 million from payment of tax instalments; offset against
- increase in contract liabilities for Tri Pinnacle, Vervéa and Vertu projects amounting to RM26.88 million. Contract liabilities represent the progress billings in excess of the cost incurred and profits recognised.

(iv) Non-current liabilities

The Group's non-current liabilities increased by RM21.36 million from RM134.47 million as at 31 December 2017 to RM155.83 million as at 31 March 2018, primarily due to the following:-

- Increase in trade and other payables of RM28.04 million being reclassification of retention sums payable for on-going contracts from current liabilities to non-current liabilities; offset against
- decrease in deferred income of RM6.38 million, which is consistent with the amount on housing quota amortised to income statement based on the progress of project's development; and
- decrease in loans and borrowings due to the repayment of borrowings.

The Group has a positive working capital of RM326.74 million as at 31 March 2018.

Consolidated Statement of Cash Flows

The Group recorded net cash inflow from operating activities of RM8.08 million, which comprised operating cash inflows after working capital changes of RM21.80 million, net finance income of RM0.18 million and tax payments of RM13.54 million.

Net cash used in investing activities amounted to RM2.26 million mainly from the acquisition of property, plant and equipment of RM1.97 million and the additional investment in associates, Bandar Cassia Properties Sdn. Bhd. of RM0.90 million, offset against interest received of RM0.61 million.

Net cash outflow from financing activities amounted to RM14.01 million due to the repayment of loans and borrowings and finance lease liabilities of RM12.54 million, additional fixed deposit pledged to financial institutions of RM0.02 million and interest paid on loans and borrowings of RM1.44 million.

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

Not applicable. No forecast or prospect statement has been previously disclosed to shareholders.

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

The 14th General Election in Malaysia has concluded with a smooth transition to a new coalition called Pakatan Harapan forming the next federal government. Newly sworn-in Malaysian Prime Minister Tun Dr. Mahathir Mohamad sought to reassure that the new government he helms will be business-friendly, and he pledged to focus on growing the country's economy and intends to build Malaysia together with private corporations. Business conditions in Malaysia is expected to remain favourable as the political uncertainties over the past few months have now been cleared up.

To further strengthen the market's confidence, Tun Dr. Mahathir Mohamad has also announced the appointment of three senior cabinet ministers, one of which was the appointment of Mr Lim Guan Eng, the former Chief Minister of Penang, as the new Finance Minister. Furthermore, Tun Dr. Mahathir also announced that the new government will set up a "council of eminent elders" to advise the cabinet. The council consists of well-respected corporate Malaysians, including Tun Daim Zainuddin, the former Finance Minister; Tan Sri Zeti Akhtar Aziz, the former Bank Negara Governor; Tan Sri Robert Kuok, the business tycoon and Malaysia's richest man; Tan Sri Mohd Hassan Merican, the former Petronas President and Dr. Jomo Kwame Sundaram, a prominent Malaysian economist. These experts are expected to assist the new cabinet with their vast experience and business acumen.

Prior to his appointment as the Finance Minister, Mr Lim and the Penang State Government, has been actively promoting Batu Kawan as the third satellite city after the completion of the RM4.5 billion Penang Second Bridge in 2014. Batu Kawan is an ideal location for high-technology and skills-intensive industries. Many international organisations, including some of the Fortune 500 companies have been attracted to set-up their plants in Batu Kawan Industrial Park. As Mr Lim had led Penang for the last 10 years, we expect that Penang will receive a boost in infrastructure and transportation investments which may have a positive impact on property prices.

The IKEA Store which is currently under construction in Aspen Vision City ("AVC") at Batu Kawan, is scheduled to complete in November 2018 and will be open for business in early 2019. The IKEA Store will provide additional employment opportunities in Batu Kawan and increase the demand for properties in AVC. The IKEA Store at AVC is expected to attract shoppers from Penang Island and the Northern Region of Peninsula Malaysia via the North-South Highway. Due to its strategic location, the IKEA Store can be accessed easily, connecting it to an estimated 6.5 million population in the Northern Region. The IKEA Store will create a thriving community at AVC, which will in turn serve as a catalyst in the development of Batu Kawan. The initial planning and construction works of the RM1 billion integrated shopping centre have started and we expect to commence full construction works upon the opening of the IKEA store in 2019.

As at 31 March 2018, Vervéa, the commercial property project and Vertu Resort, the residential project within AVC has recorded sales of 88.51% and 67.74% of total units respectively.

Tri Pinnacle at Tanjong Tokong, our residential project consisting of affordable homes with quality specifications, together with renovation packages especially catered to assist buyers to purchase their first homes has recorded sales of 83.60% as at 31 March 2018. Meanwhile, Beacon Executive Suites, the SOHO units that are strategically located in the heart of Georgetown, has recorded sales of 65.20% as at 31 March 2018.

Based on the aforesaid four ongoing projects, the Group has recorded a total unbilled sales of RM760.13 million as at 31 March 2018.

In April 2018, the Group entered into a synergistic relationship with Oxley Holdings Limited ("Oxley") by placing 97 million new shares to Oxley ("Placement Shares"), constituting approximately 10% of the Group enlarged capital, for S\$0.24 cents per share. The Group had received the listing and quotation notice ("LQN") from the Singapore Exchange Securities Trading Limited on 10 May 2018 in respect of the Placement Shares and the completion of the placement is expected to take place on or before 21 May 2018. The LQN is not to be taken as an indication of the merits of the Placement, the Placement Shares, the Company, its subsidiaries and their securities. This partnership is expected to bring long term benefits to both companies.

The Group will continue to explore various opportunities and fund raising options to finance strategic plans that will benefit the Group. The Company will update shareholders via SGXNET as and when there are any material developments in relation thereto.

11. Dividend

(a) Current Financial Period Reported On:

Any dividend declared for the current financial period reported on?

No dividend was declared for the current financial period reported on.

(b) Corresponding Period of the Immediately Preceding Financial Year:

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

No dividend was declared for the corresponding period of the immediate preceding financial year.

(c) Date payable:

Not applicable.

(d) Books closure date:

Not applicable.

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

No dividend has been declared or recommended for the first quarter ended 31 March 2018.

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

The Group does not have an existing general mandate from shareholders for IPT.

As announced on 9 March 2018, a subsidiary of the Group, Aspen Vision Builders Sdn. Bhd. ("AVB") has sold a property unit of Beacon Executive Suites to Trade Empire Sdn. Bhd. ("Trade Empire") at RM627,950. Trade Empire is held 60% by Mr. Lee Peng Cheong, an Executive Director of AVB and the remaining 40% is held by Datin Lee Ke Sin, the spouse of Dato' Murly Manokharan, the Group's Executive Director, President and Group Chief Executive Officer.

Other than the interested person transactions as disclosed above and on pages 196 to 201 of the Offer Document, there are no IPTs exceeding S\$100,000 and above during the financial period under review.

14. Use of IPO proceeds

The Company refers to the net proceeds amounting to S\$36.72 million (excluding listing expenses of approximately S\$3.13 million) raised from the IPO on the Catalist of the SGX-ST on 28 July 2017.

As at the date of this announcement, the status on the use of the IPO net proceeds is as follows:

Use of IPO Net Proceeds	Amount allocated S\$'000	Amount utilised S\$'000	Balance S\$'000
Acquisition of land banks and future developments	25,000	(15,710) ⁽¹⁾	9,290
Repayment of bank borrowings from CIMB Islamic Bank Berhad	2,000	(2,000)	-
Working capital ⁽¹⁾	9,720	(9,720) ⁽²⁾	-
Total	36,720	(27,430)	9,290

Notes:

- (1) S\$6.19 million utilised for the payment of 80% of Parcel 4 land purchase price and the development of a regional integrated shopping centre by an associate, Bandar Cassia Properties Sdn Bhd, S\$6.59 million for the payment of 20% of Parcel 5 land purchase price by subsidiary, Aspen Vision City Sdn Bhd as announced on 30 August 2017, S\$2.13 million for the payment of 10% deposit for purchase of the freehold land located in Semenyih by a subsidiary, Aspen Vision Development (Central) Sdn Bhd as announced on 28 September 2017 and S\$0.80 million for payment of planning stage expenses for the Beacon and HH Residence projects. The exchange rate as at 2 August 2017 of RM3.1520: S\$1.00 is used for the above compilation.
- (2) S\$9.72 million utilised for working capital consist of payroll payment of S\$1.35 million, tax payment of S\$6.84 million, repayment of revolving credit interest amounting to S\$0.09 million and S\$1.44 million for general operational and administrative expenses. The exchange rate as at 2 August 2017 of RM3.1520: S\$1.00 is used for the above compilation.

The above utilisations are in accordance with the intended use of the IPO net proceeds and percentage allocated, as stated in the Offer Document.

The Board will continue to update in periodic announcements on the utilisation of the balance of the proceeds from the IPO as and when the proceeds are materially disbursed and provide a status report on such use in its annual report and its quarterly and full year financial results announcements.

15. Confirmation that the issuer has procured undertakings from all its directors and executive officers pursuant to Rule 720(1)

The Company confirms that it has procured undertakings from all its directors and executive officers pursuant to Rule 720(1).

16. Negative confirmation by the Board pursuant to Rule 705(5)

To the best of the Board of Directors' knowledge, nothing has come to their attention which may render the unaudited financial results for the first quarter ended 31 March 2018 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Dato' Murly Manokharan

President & Group Chief Executive Officer

15 May 2018

*Aspen (Group) Holdings Limited (the “**Company**”) was listed on Catalist of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) on 28 July 2017. The initial public offering of the Company was sponsored by PrimePartners Corporate Finance Pte. Ltd. (the “**Sponsor**”).*

This announcement has been prepared by the Company and its contents have been reviewed by the Company's Sponsor, PrimePartners Corporate Finance Pte. Ltd. (the “Sponsor”) for compliance with the Singapore Exchange Securities Trading Limited (the “SGX-ST”) Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this announcement.

This announcement has not been examined nor approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, statements or opinions made, or reports contained in this announcement.

The contact person for the Sponsor is Ms. Jennifer Tan, Senior Manager (Mailing Address: 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318 and E-mail: sponsorship@ppcf.com.sg).