



Company No. 200715053Z

## **Debao Property Development Ltd AND ITS SUBSIDIARIES**

### **Condensed Financial Statements For the Twelve Months Ended 31 December 2022**

*This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited (the “Exchange”) and the Exchange assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made, or reports contained in this announcement.*

# CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

	Note	The Group		change %
		12 months ended		
		31-Dec-22 RMB '000	31-Dec-21 RMB '000	
Revenue	3	154,582	281,085	(45)
Cost of sales		(92,918)	(153,977)	(40)
<b>Gross profit</b>		61,664	127,108	(51)
<b>Other expenses</b>				
Other income (expenses), net		(13,575)	14,243	NM
Distribution and marketing expenses		(3,469)	(9,034)	(62)
General and administrative expenses		(20,095)	(34,109)	(41)
Finance expenses		(92,472)	(119,333)	(23)
<b>Loss before taxation</b>	4	(67,947)	(21,125)	222
Tax expense	5	(319)	(1,719)	(81)
<b>Loss for the financial year, net of tax</b>		(68,266)	(22,844)	199
<b>Other comprehensive income</b>				
<u>Items that may be reclassified to profit or loss in subsequent periods (net of tax)</u>				
Currency translation differences on consolidation of foreign entities (net)		(69,769)	27,596	NM
<b>Total comprehensive (loss) income for the year</b>		(138,035)	4,752	NM
<b>Loss attributable to:</b>				
Owners of the Company		(61,151)	(14,015)	336
Non-controlling interests		(7,115)	(8,829)	(19)
		(68,266)	(22,844)	199
<b>Total comprehensive (loss) income attributable to:</b>				
Owners of the Company		(130,920)	13,581	NM
Non-controlling interests		(7,115)	(8,829)	(19)
		(138,035)	4,752	NM
<b>Loss per share for (loss) profit for the period attributable to owners of the Company (SGD per share)</b>				
Basic and diluted		(0.176)	(0.060)	

NM: Not meaningful

# CONDENSED STATEMENTS OF FINANCIAL POSITION

AS AT 31 DECEMBER 2022

	Note	Group		Company	
		31.12.2022	31.12.2021	31.12.2022	31.12.2021
		RMB'000	RMB'000	RMB'00	RMB'000
<b>Assets</b>					
<b>Current assets</b>					
Cash and bank equivalents		8,448	17,377	19	21
Trade and other receivables	11	391,449	396,694	949,629	942,511
Contract assets	3	19,254	19,254	-	-
Prepaid leases		133	81	-	-
Inventories		268	278	-	-
Property held for sale	12	21,414	26,670	-	-
Development properties	13	1,072,743	1,050,256	-	-
Disposal group assets classified as held-for-sale		48,735	48,735	-	-
<b>Total current assets</b>		<b>1,562,444</b>	<b>1,559,345</b>	<b>949,648</b>	<b>942,532</b>
<b>Non-current Assets</b>					
Prepaid leases		2,143	2,143	-	-
Property, plant and equipment		10,563	11,968	-	-
Investment properties		2,190,103	2,191,254	-	-
Investment in an associate		45	45	-	-
Financial asset, FVOCI		-	-	*	*
Deferred tax assets		11,931	11,950	-	-
<b>Total non-current assets</b>		<b>2,214,785</b>	<b>2,217,360</b>	<b>*</b>	<b>*</b>
<b>Total assets</b>		<b>3,777,229</b>	<b>3,776,705</b>	<b>949,648</b>	<b>942,532</b>
<b>Liabilities and shareholders' equity</b>					
<b>Current liabilities</b>					
Bank and other loans	10	1,577,383	1,342,454	-	-
Trade and other payables	14	687,107	761,078	14,846	14,712
Lease payables		56,956	56,956	-	-
Contract liabilities	3	99,921	99,921	-	-
Provisions	18	96,178	88,468	88,165	80,451
Tax payables		125,990	128,217	35,229	32,106
Liabilities directly associated with disposal assets classified as held-for-sale		46,735	46,735	-	-
<b>Total current liabilities</b>		<b>2,690,270</b>	<b>2,523,829</b>	<b>138,240</b>	<b>127,269</b>
<b>Non-current liabilities</b>					
Bank and other loans	10	293,172	304,410	-	-
Long term payables		151,113	167,700	-	-
Deferred tax liabilities		283,632	283,689	-	-
<b>Total non-current liabilities</b>		<b>727,917</b>	<b>755,799</b>	<b>-</b>	<b>-</b>
<b>Total liabilities</b>		<b>3,418,187</b>	<b>3,279,628</b>	<b>138,240</b>	<b>127,269</b>
<b>Net assets (liabilities)</b>		<b>359,042</b>	<b>497,077</b>	<b>811,408</b>	<b>815,263</b>
<b>Equity attributable to equity holders of the Company</b>					
Share Capital	16	909,831	909,831	909,831	909,831
Retained profits		(536,501)	(475,350)	(144,446)	(65,989)
Other reserves		(14,288)	62,596	46,023	(28,579)
<b>Total equity</b>		<b>359,042</b>	<b>497,077</b>	<b>811,408</b>	<b>815,263</b>

\* Less than RMB 1,000

## CONDENSED STATEMENT OF CHANGES IN EQUITY

	The Group								
	Share Capital RMB'000	Retained Earnings RMB'000	Translation Reserve RMB'000	Statutory Reserve RMB'000	Capital Reserve RMB'000	Revaluation Reserve RMB'000	Attributable to equity holders of the Company RMB'000	Non-Controlling Interests RMB'000	Total RMB'000
Balance as at 1 January 2021	909,831	(461,335)	29,768	23,886	86,726	-	588,876	(41,359)	547,517
Loss for the period	-	(14,015)	-	-	-	-	(14,015)	(8,829)	(22,844)
Other comprehensive loss for the period	-	-	(27,596)	-	-	-	(27,596)	-	(27,596)
<b>Balance as at 31 December 2021</b>	<b>909,831</b>	<b>(475,350)</b>	<b>2,172</b>	<b>23,886</b>	<b>86,726</b>	<b>-</b>	<b>547,265</b>	<b>(50,188)</b>	<b>497,077</b>
Balance as at 1 January 2022	909,831	(475,350)	2,172	23,886	86,726	-	547,265	(50,188)	497,077
Profit for the period	-	(61,151)	-	-	-	-	(61,151)	(7,115)	(68,266)
Other comprehensive loss for the period	-	-	(69,769)	-	-	-	(69,769)	-	(69,769)
<b>Balance as at 31 December 2022</b>	<b>909,831</b>	<b>(536,501)</b>	<b>(67,597)</b>	<b>23,886</b>	<b>86,726</b>	<b>-</b>	<b>416,345</b>	<b>(57,303)</b>	<b>359,042</b>

	The Company			
	Share capital RMB'000	Accumulated losses RMB'000	Translation reserve RMB'000	Total RMB'000
Balance as at 1 January 2021	909,831	(100,262)	9,491	819,060
Total comprehensive (loss) profit for the period	-	34,273	(38,070)	(3,797)
<b>Balance as at 31 December 2021</b>	<b>909,831</b>	<b>(65,989)</b>	<b>(28,579)</b>	<b>815,263</b>
Balance as at 1 January 2022	909,831	(65,989)	(28,579)	815,263
Total comprehensive profit (loss) for the period	-	(78,457)	74,602	(3,855)
<b>Balance as at 31 December 2022</b>	<b>909,831</b>	<b>(144,446)</b>	<b>46,023</b>	<b>811,408</b>

# CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	Note	The Group	
		12 months ended	12 months ended
		31 December 2022	31 December 2021
		RMB'000	RMB'000
<b>Cash flows from operating activities</b>			
Profit after tax		(68,266)	(22,844)
Adjustments for:			
Income taxes expenses		319	1,719
Depreciation and amortisation		1,396	1,455
Interest expense		92,472	119,333
Interest income		(74)	(51)
Unrealized exchange loss		(69,769)	(27,596)
<b>Operating profit before working capital changes</b>		<b>(43,922)</b>	<b>72,016</b>
Trade and other receivables		5,245	51,313
Change in contract assets (liabilities), net		-	(604)
Development properties		(22,487)	(37,352)
Property held for sales		5,256	619
Inventories		10	(14)
Trade and other payables		(82,848)	43,789
<b>Net cash from operations</b>		<b>(138,746)</b>	<b>129,767</b>
Interest paid		(92,472)	(119,333)
Interest received		74	51
Income taxes recovered (paid)		(2,584)	10,864
<b>Net cash (used in)/from operating activities</b>		<b>(233,728)</b>	<b>21,349</b>
<b>Cash flows from investing activities</b>			
Proceeds from disposal of properties, plant and equipment		9	405
Proceeds from sale of investment properties		1,151	2,420
<b>Net cash from investing activities</b>		<b>1,160</b>	<b>2,825</b>
<b>Cash flows from financing activities</b>			
Prepaid leases		(52)	1,633
Lease payables		-	20,510
Drawing/(Repayment) of bank and other loans, net		223,691	(52,699)
<b>Net cash from/(used in) financing activities</b>		<b>223,639</b>	<b>(30,556)</b>
<b>Net decrease in cash and cash equivalents</b>		<b>(8,929)</b>	<b>(6,382)</b>
Cash and cash equivalents at the beginning of the period		17,377	23,759
<b>Cash and cash equivalents at the end of the period</b>		<b>8,448</b>	<b>17,377</b>

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 1. CORPORATE INFORMATION

Debao Property Development Limited (the “Company”) is listed on the Mainboard of the Singapore Exchange Securities Trading Limited (the “Singapore Exchange” or “SGX-ST”) and incorporated and domiciled in Singapore. The address of its registered office and principal place of business is at 80 Raffles Place, #32-01, UOB Plaza 1, Singapore 048624

The principal activity of the Company is that of investment holding. The principal activities of its subsidiary corporations, associated companies and a joint venture are disclosed in Note 9 to the financial statements

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### 2.1 Basis of preparation

The condensed financial statements for the twelve months ended 31 December 2022 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2021.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.2.

The condensed financial statements are presented in RenMinBi (RMB) and all values in the tables are rounded to the nearest thousand (RMB '000), except when otherwise indicated.

#### Going concern assumption

The COVID-19 outbreak and the measures taken to contain the spread of the pandemic have created a high level of uncertainty to global economic prospects and this has negatively impacted the Group’s operations and its financial performance for the financial year.

As at 31 December 2022, the Group had net assets of RMB 359,042,000 (2021: RMB 497,077,000) and the Group had incurred net loss of RMB 68,266,000 (2021: net loss of RMB 22,844,000) for the period then ended.

Notwithstanding the above, the financial statements have been prepared on a going concern basis as the Directors believe that the Group can continue as a going concern based on the following factors: -

- (a) The Group is confident in obtaining the lenders’ approval for roll over of all the loans, which are due in the financial year ending 31 December 2022;
- (b) The Group’s ability to sell the development properties at the current market selling price and the timing of the receipt of proceeds estimated by management and thus able to generate positive cashflows from operations;
- (c) The ongoing litigation cases do not have any significant adverse impact on the Group’s core operations;
- (d) The Group’s controlling shareholder has provided an undertaking to provide continuing financial support to the Group for the next 12 months after reporting date; and
- (e) The Group is able to generate positive cash flow from operations for the next twelve months and with the satisfactory outcome of (a) to (d) above, the Group would have sufficient cash to meet its obligations as and when they fall due for the next twelve months.

If the Group is unable to continue in operational existence for the foreseeable future, the Group may be unable to discharge its liabilities in the normal course of business and adjustments may have to be made to reflect the situation that assets may need to be realised other than in the normal course of business and at amounts which could differ significantly from the amounts at which they are currently recorded in the balance sheet. In addition, the Group may have to reclassify non-current assets and liabilities as current assets and liabilities. No such adjustments have been made to these financial statements.

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.2 Adoption of new and amended standards and interpretations

The accounting policies adopted are consistent with those of the previous financial year except in the current financial period, the Group has adopted all the new and revised standards which are mandatorily effective for annual financial periods beginning on or after 1 January 2022. The adoption of these standards did not have any material effect on the financial performance or position of the Group.

- Amendments to SFRS(I) 3, SFRS(I) 1-16 and SFRS(I) 1-37

The Group has not early applied new and revised SFRSs that have been issued but are not yet mandatorily effective for the year beginning 1 January 2022.

### 2.3 SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

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

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2021.

Estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

#### Investment Properties

Investment properties include those portions of commercial buildings, commercial units and residential units that are held for long-term rental yields and/or for capital appreciation. Investment properties include properties that are being constructed or developed for future use as investment properties. Investment properties are initially recognised at cost and subsequently carried at fair value, determined annually by independent professional valuers on the highest and best use basis. Changes in fair values are recognised in profit or loss. Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised and the carrying amounts of the replaced components are recognised in profit or loss. The cost of maintenance, repairs and minor improvements is recognised in profit or loss when incurred

As the company had not completed the FY2021 audit and no valuation on assets are taken place in FY2022, there is uncertainty on the opening balances and no revaluation of assets has been addressed in this FY2022 accounts.

### 2.4 SEASONAL OPERATIONS

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

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 3. REVENUE FROM CONTRACTS WITH CUSTOMERS

	31-Dec-22 RMB'000	31-Dec-21 RMB'000
Revenue from contract revenue with customers:		
- Sales of development properties	79,573	174,630
Revenue from construction contracts	20,446	50,197
Property management service income	<u>24,893</u>	<u>24,777</u>
	<u>124,912</u>	<u>249,604</u>
Property rental income	<u>29,670</u>	<u>31,481</u>
	<u>154,582</u>	<u>281,085</u>

(a) *Disaggregation of revenue from contracts with customers*

The Group derives revenue from the transfer of goods and services over time and at a point in time in the following categories, by nature of revenue and geographical regions.

	At a point in time RMB'000	Over time RMB'000	Total RMB'000
<b><u>31-Dec-22</u></b>			
Sales of development properties			
- China	79,573	-	79,573
Revenue from construction contracts			
- China	-	20,446	20,446
Property management service income			
- China	<u>24,893</u>	<u>-</u>	<u>24,893</u>
	<u>104,466</u>	<u>20,446</u>	<u>124,912</u>

	At a point in time RMB'000	Over time RMB'000	Total RMB'000
<b><u>31-Dec -21</u></b>			
Sales of development properties			
- China	174,630	-	174,630
Revenue from construction contracts			
- China	-	50,197	50,197
Property management service income			
- China	<u>24,777</u>	<u>-</u>	<u>24,777</u>
	<u>199,407</u>	<u>50,197</u>	<u>249,604</u>



# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 3. REVENUE FROM CONTRACTS WITH CUSTOMERS (CONT'D)

### (b) Contract assets and liabilities

	31-Dec-22	31-Dec-21
	RMB'000	RMB'000
<i>Over time:</i>		
Contract assets – construction contracts	<u>19,254</u>	<u>19,254</u>
<i>Point in time:</i>		
Contract liabilities – sales of properties	<u>99,921</u>	<u>99,921</u>

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

Contract assets increased due to the timing differences between the agreed payment schedule and the progress of the construction work.

Contract liabilities are in relation to advance consideration received from customers. The contract liabilities are recognised as revenue when the Group fulfills its performance obligations under contract when control of properties transfers to the customer.

### *Revenue recognised in relation to contract liabilities*

	31-Dec-22	Group 31-Dec-21
	RMB'000	RMB'000
Revenue recognised in current period that was included in the contract liability balance at the beginning of the year		
- Sales of development properties	<u>19,254</u>	<u>18,650</u>

### (c) Assets recognised from costs to fulfill contracts

The Group has no other current assets in relation to costs to fulfill contracts with customers. Costs are amortised to profit or loss as cost of sales on a basis consistent with the pattern of recognition of the associated revenue.

Based on the Group's assessment, the expected costs to complete the remaining construction contracts as at 31 December 2022 are expected to be completely recovered through contract revenue, hence no expected loss is recognised in the financial period ended 31 December 2022 (2021: RMB Nil).

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 4. LOSS BEFORE TAX

The following significant items have been included in arriving at loss before tax:-

The Group	12 months ended	
	31 December 2022	31 December 2021
	RMB'000	RMB'000
Interest expenses	92,472	119,333
Interest income	(74)	(51)
Depreciation	1,396	1,455
Exchange loss (gain)	69,769	(27,596)

## 5. INCOME TAX EXPENSE

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the condensed consolidated statement of profit or loss are

The Group	12 months ended	
	31 December 2022	31 December 2021
	RMB'000	RMB'000
Current income tax expenses	319	1,719
Deferred income tax expense relating to origination and reversal of temporary differences	-	-

## 6. RELATED PARTY TRANSACTIONS

Name of interested person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interest person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transaction less than S\$100,000)
	31 Dec 2022	31 Dec 2022
Zhong Yu Xin <sup>(1)</sup>	S\$ 588,328 <sup>(2)</sup>	-
Yuan Le Sheng <sup>(3)</sup>	S\$ 116,267 <sup>(4)</sup>	-

Notes:

(1) Mr. Zhong Yu Xin is the brother of our Executive Director and CEO, Mr. Zhong Yu Zhao.

(2) Lease of Debao Hotel.

(3) Mr. Yuan Le Sheng is the father of our Executive Director, Mr. Yuan Jia Jun and the Company's controlling shareholder

(4) Consultancy fee

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 7. LOSS PER SHARE

Basic and diluted loss per share is calculated by dividing the loss for the period attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial period.

Diluted earnings per share are calculated by dividing profit for the period attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial period plus the weighted average number of ordinary shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares for diluted earnings per share computation respectively.

The following tables reflect the income and share data used in the computation of basic and diluted loss per share for the end of the period.

The Group	12 months ended	
	31 December 2022	31 December 2021
	RMB'000	RMB'000
Profit/(loss) for the period attributable to owners of the Company used in the computation of basic and diluted earnings per ordinary share	<u>(67,947)</u>	<u>(21,125)</u>
Weighted average number of ordinary shares in issue applicable to basic and diluted earnings per share computation (no. of shares)	<u>74,999,688</u>	<u>74,999,688</u>

## 8. PROPERTY, PLANT AND EQUIPMENT

During the twelve months ended 31 December 2022, the Group has no addition of property, plant and equipment (FY2021: NIL).

## 9. INVESTMENTS IN SUBSIDIARIES

	Company	
	31 Dec- 2022	31 Dec-2021
	RMB'000	RMB\$'000
Unquoted shares, at cost	<u>*</u>	<u>*</u>

\* Less than RMB 1,000

Management assessed for impairment whenever there is any objective evidence or indication that investments in subsidiary corporations may be impaired. An allowance for impairment loss was made in respect of the Company's investment in certain subsidiary corporations to reduce the carrying amount of the investments to the recoverable amounts, after taking into account the financial conditions of the related subsidiary corporations.

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 9. INVESTMENT IN SUBSIDIARIES (CONT'D)

The Group has the following subsidiary corporations as at 31 December 2022 and 2021:

Name of Company	Principal activities	Country of business/ incorporation	Proportion of ordinary shares directly held by parent		Proportion of ordinary shares held by the Group		Proportion of ordinary shares held by non-controlling interests	
			2022	2021	2022	2021	2022	2021
			%	%	%	%	%	%
<b><u>Held by the Company</u></b>								
Dynamic Real Estate Holdings Pte. Ltd. <sup>(1)</sup>	Investment holding	Singapore	100	100	100	100	-	-
Derong Real Estate Holdings Pte. Ltd. <sup>(1)</sup>	Investment holding	Singapore	100	100	100	100	-	-
Pavillion Treasures Land and Development Sdn. Bhd. <sup>(3)</sup>	Property development and investment	Malaysia	100	100	100	100	-	-
<b><u>Held by Dynamic Real Estate Holdings Pte. Ltd.</u></b>								
Foshan Nanhai Jiangnan Mingju Property Development Co., Ltd. <sup>(2)</sup>	Property development	People's Republic of China ("PRC")	100	100	100	100	-	-
Debao Property Development (HK) Limited <sup>(2)</sup>	Property development, general trade and investment	Hong Kong	100	100	100	100	-	-
Million Goldyear Sdn. Bhd. <sup>(4)</sup>	Property development and investment	Malaysia	100	100	100	100	-	-
<b><u>Held by Derong Real Estate Holdings Pte. Ltd.</u></b>								
Foshan Nanhai Debao Investment Management Co., Ltd. <sup>(2)</sup>	Investment property holding and development	PRC	100	100	100	100	-	-

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 9. INVESTMENT IN SUBSIDIARIES (CONT'D)

The Group has the following subsidiary corporations as at 31 December 2022 and 2021 (cont'd)

Name of Company	Principal activities	Country of business/ incorporation	Proportion of ordinary shares directly held by parent		Proportion of ordinary shares held by the Group		Proportion of ordinary shares held by non-controlling interests	
			2022	2021	2022	2021	2022	2021
			%	%	%	%	%	%
<b>Held by Foshan Nanhai Jiangnan Mingju Property Development Co., Ltd.</b>								
Foshan Nanhai Guiyu Property Management Co., Ltd. <sup>(2)</sup>	Property management	PRC	100	100	100	100	-	-
Foshan Nanhai Guihe Construction Engineering Co., Ltd. <sup>(2)</sup>	Construction	PRC	100	100	100	100	-	-
<b>Held by Foshan Nanhai Debao Investment Management Co., Ltd.</b>								
Sihui Debao Jiangnan Mingju Development Co., Ltd. <sup>(2)</sup>	Investment property holding and development	PRC	100	100	100	100	-	-
Tianjin Hotel Street Co., Ltd. <sup>(2)</sup>	Investment property holding	PRC	57.8	57.8	57.8	57.8	42.2	42.2
<b>Held by Foshan Nanhai Guiyu Property Management Co., Ltd.</b>								
Foshan Nanhai Shun Mao Public Utilities Engineering Co., Ltd. <sup>(2)</sup>	Public utilities engineering	PRC	100	100	100	100	-	-
<b>Held by Foshan Nanhai Guihe Construction Engineering Co., Ltd.</b>								
Foshan Nanhai Yi Tian Procurement and Trading Co., Ltd. <sup>(2)</sup>	Sales and distribution of construction materials	PRC	100	100	100	100	-	-
<b>Held by Foshan Nanhai Yi Tian Procurement and Trading Co., Ltd.</b>								
Foshan Nanhai Yuzhi Landscaping Services Co., Ltd. <sup>(2)</sup>	Landscaping services	PRC	100	100	100	100	-	-
Foshan Nanhai Fangao Renovation Services Co., Ltd. <sup>(2)</sup>	Renovation services	PRC	100	100	100	100	-	-

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 9. INVESTMENT IN SUBSIDIARIES (CONT'D)

The Group has the following subsidiary corporations as at 31 December 2022 and 2021 (cont'd)

Name of Company	Principal activities	Country of business/ incorporation	Proportion of ordinary shares directly held by parent		Proportion of ordinary shares held by the Group		Proportion of ordinary shares held by non-controlling interests	
			2022	2021	2022	2021	2022	2021
			%	%	%	%	%	%
<b><u>Held by Foshan Nanhai Yuzhi Landscaping Services Co., Ltd.</u></b>								
Guangdong Debao Land Co., Ltd. <sup>(2)</sup>	Property development	PRC	50	50	100	100	-	-
<b><u>Held by Foshan Nanhai Fangao Renovation Services Co., Ltd.</u></b>								
Guangdong Debao Real Estate Investment Co., Ltd. <sup>(2)</sup>	Property development	PRC	50	50	100	100	-	-
<b><u>Held by Sihui Debao Jiangnan Mingju Development Co., Ltd</u></b>								
Sihui BaoHeng Property Development Co., Ltd <sup>(5)</sup>	Property holding and development	PRC	100	-	100	-	-	-
<b><u>Held by Foshan Nanhai Shun Mao Public Utilities Engineering Co., Ltd.</u></b>								
Foshan Nanhai Deqiang Trading Co., Ltd. <sup>(2)</sup>	Sales and distribution of construction materials	PRC	100	100	100	100	-	-
Foshan Nanhai Shichu Investment Co., Ltd. <sup>(2)</sup>	Investment holding	PRC	100	100	100	100	-	-
<b><u>Held by Debao Property Development (HK) Limited</u></b>								
Deao Investment Company Limited <sup>(2)</sup>	Investment holding	PRC	100	100	100	100	-	-
Elite Starhill Sdn. Bhd. <sup>(3)</sup>	Property development	Malaysia	100	100	100	100	-	-

(1) FY2019 Audited by Nexia TS Public Accounting Corporation, Singapore.

(2) FY2019 Audited by Nexia TS Shanghai Certified Public Accountants, China for consolidation purpose.

(3) FY2019 Audited by Hasnan THL Wong & Partners, Malaysia.

(4) FY2019 Audited by Chew & Associates, Malaysia.

(5) Newly incorporated and not yet commenced operations.

In accordance to Rule 716 of The Singapore Exchange Securities Trading Limited – Listing Rules, the Audit Committee and Board of Directors of the Company confirmed that they are satisfied that the appointment of different auditors for its subsidiary corporations would not compromise the standard and effectiveness of the audit of the Group.

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 10. BORROWINGS

	The Group	
	31 December 2022	31 December 2021
	RMB'000	RMB'000
Amount repayable in one year or less, or on demand:		
Secured	1,577,383	1,342,454
<b>Sub-total (1)</b>	<b>1,577,383</b>	<b>1,342,454</b>
Amount repayable after one year:		
Secured	293,172	304,410
<b>Sub-total (2)</b>	<b>293,172</b>	<b>304,410</b>
<b>Total debt (1)+(2)</b>	<b>1,870,555</b>	<b>1,646,864</b>

The following loans are still outstanding:

### (a) Bank loans

- Loans from a lender amounting to RMB21,700,000 (2021: RMB 22,150,000) with an effective interest rate at 8.5% (2021: 8.5%) per annum, is secured by property, plant and equipment and investment properties, restricted cash and cash equivalents. This loan is renewed in 2023 and have reached an agreement with the lender to repay RMB50,000 per month.
- Loans from a lender amounting to RMB 27,750,000 (2021:30,000,000 ) with an effective interest rate at 6.09% (2021:5.00%) per annum, is secured by investment properties. This loan is renewed in 2023 and have reached an agreement with the lender to repay RMB50,000 per month.
- Loans from a lender amounting to RMB 308,462,600 (2021: RMB 317,371,500) with an effective interest rate at 5.88% (2021: 5.635% to 5.88%) per annum, is secured by a shareholder of the Group and its subsidiaries, land use rights of the Group, property, plant and equipment and investment properties and repayable in 2032 to 2036.
- Loans from a lender amounting to RMB 13,400,000 (2021: RMB 15,000,000) with an effective interest rate at 4.7% (2021:4.85%) per annum, is secured by investment properties and repayable in 2023.
- Loans from a lender amounting to RMB 2,790,000 (2021: 3,150,000) with an effective interest rate at 5.8% (2021: 5.80%) per annum, is secured by commercial bills and repayable in 2030.
- Loans from a lender amounting to RMB 18,060,000 (2021: 23,510,000 ) with an effective interest rate at 8.00% (2021: from 4.35% to 8.00%) per annum, is secured by property, plant and equipment and investment properties, restricted cash and cash equivalents and repayable in 2023.

### (b) Other loans

- Loans from a lender amounting to RMB 1,204,795,000 (2021: RMB 955,935,000) with an effective interest rate 6.00% (2021: 6.00%) per annum and are secured by a shareholder of the Group and its subsidiaries, properties held for sale, development properties, land use rights of the Group and investment properties . In relation to this loan with Huarong, we are contacting Huarong on when they will commence due diligence for extension of loan. Although the MCO in Malaysia has been relaxed in May 2022 but the staff from lender still cannot apply to Malaysia VISA in PRC for their fieldwork required in Malaysia and thus the due diligence has not been commenced yet. The Company will update shareholders if there are any updates on the loan arrangement.
- To support the Group's operating cash flows requirements, the Group obtained loans from individuals and other non-financial institutions amounting to RMB 83,000,000. These loans bore average annual interest rate from 12% to 33.6%, are secured either by a guarantee given by a subsidiary, secured over properties held for sale, land use rights or investment properties of the Group. These loans are repayable within the next twelve months.
- Loan from a lender amounting to RMB 190,597,000 (2021: RMB 190,597,000) with interest rate at 4.35% (2021: 4.35% to 18%) per annum, are secured by the shares of our subsidiaries.

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 11. TRADE AND OTHER RECEIVABLES

RMB million	Group		Company	
	31-Dec-22	31-Dec-21	31-Dec-22	31-Dec-21
	RMB	RMB	RMB	RMB
Management fees	2.4	2.4	-	-
Construction works	21.9	5.3	-	-
Rental	4.7	5.3	-	-
ShengYu (BVI) Limited	160.0	160.0	-	-
Prepayments	57.2	48.4	-	-
Deposits	60.1	60.1	-	-
Guangzhou Xu Zhou Enterprise Management Co. Ltd.	24.8	24.8	-	-
Perfect Praise Investment Limited	16.0	16.0	-	-
Properties sales	40.5	69.3	-	-
Others	3.8	4.9	-	-
Inter-company receivables	-	-	949.6	942.5
	<b>391.4</b>	<b>396.5</b>	<b>949.6</b>	<b>942.5</b>

For details of the receivables from Sheng Yu (BVI) Limited, please refer to our announcement dated 18 January 2021 and 1 September 2021. The Guangzhou Arbitration Commission accepted our application for arbitration and we are waiting for their notice of court hearings. The arbitration commission is asking us to submit various additional information in several batches since January 2021 and we provide the information accordingly. The last court hearing was scheduled on 23 April 2022 but was postponed due to COVID-19 outbreak in China. Up to 13 February 2023, there are no news for new court hearing date. We are in the progress waiting for the notice of court hearings and until the results of the court hearing come out, we plan no further actions.

Deposits mainly related to the deposits that we are required to pay to the government bureaus in order to obtain their approval to commence development properties construction for Project Imbi and Bay One. These can only be recovered in two to three years when our existing development property projects are completed.

It has become prevalent in the construction industry in China that subcontractors are not paid in a timely manner despite agreed payment schedules. In response, the Company's subcontractors had demanded that the payment deadlines be brought forward, otherwise, these subcontractors will not proceed with the construction works of the Company's Bay One development project (the "Bay ONE Project"). In order to complete the Bay ONE Project as per schedule and to avoid any liability in relation to not meeting the relevant completion deadlines, the Company acceded to the demands of its subcontractors and made constructions cost prepayment accordingly. With the near hand over date of another 2 towers of Bay ONE Project, prepayments will be utilized on the construction works verified.

The increase in construction works and decrease in properties sales receivables are mainly due to the increase in construction works and decrease in properties sales in the period.

## 12 PROPERTIES HELD FOR SALE

	Group	
	31-Dec-22	31-Dec-21
	RMB'000	RMB'000
Cost	<b>21,414</b>	<b>26,670</b>

During the period, properties with a carrying amount of RMB Nil (2021: NIL) were transferred to investment properties.

## 13 DEVELOPMENT PROPERTIES

	Group	
	31-Dec -22	31-Dec-21
	RMB'000	RMB'000
Properties under development	<b>370,466</b>	347,979
Land for development	<b>702,277</b>	702,277
	<b>1,072,743</b>	<b>1,050,256</b>



# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 14. TRADE AND OTHER PAYABLES

RMB million	Group		Company	
	31-Dec-22 RMB	31-Dec-21 RMB	31-Dec-22 RMB	31-Dec-21 RMB
<b>Trade and other payables:</b>				
Trade payables	57.2	135.2	-	-
Accruals	528.5	469.6	-	-
Deposits received	23.8	23.8	-	-
Receive in advance	70.3	127.4	-	-
Others	7.3	5.1	-	-
Inter-company payables	-	-	14.8	14.7
<b>Total trade and other payables</b>	<b>687.1</b>	<b>761.1</b>	<b>14.8</b>	<b>14.7</b>

31 December 2022	RMB (millions)	Aging (days)				
		within 90	91-180	181-270	271-365	Over one year
Interest accrual	458.4	40.0	-	-	-	418.4
Construction works accrual	70.1	2.2	-	20.0	3.6	44.3
	528.5	42.2	-	20.0	3.6	462.7

31 December 2021	RMB (millions)	Aging (days)				
		within 90	91-180	181-270	271-365	Over one year
Interest accrual	377.5	-	-	-	-	377.5
Construction works accrual	92.1	0.3	10.0	20.3	50.3	11.2
	469.6	0.3	10.0	20.3	50.3	388.7

When the company granted construction works to subcontractors, the payment terms are usually based on the completion of work. The invoice will come in only after the construction work had been verified. During the construction progress, the company will estimate the work done by the subcontractors and provide for the accruals. The days between the actual construction works done and invoice date usually spread over a long period depending on the type of work for the construction work granted. The interest accrual is related to the loan interest payables to Huarong and Binhai.

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 15. NET ASSET (LIABILITIES)

	Group		Company	
	31-Dec-22	31-Dec-21	31-Dec-22	31-Dec-21
Net assets value per share (RMB)	<u>4.79</u>	6.63	<u>10.82</u>	10.87
Number of ordinary shares	<u>74,999,688</u>	74,999,688	<u>74,999,688</u>	74,999,688

Net assets value per share is calculated based on the equity attributable to the owners of the Company divided by the number of issued shares (excluding treasury shares).

## 16. SHARE CAPITAL

Group and Company	31-Dec-22	31-Dec-21	31-Dec-22	31-Dec-21
	Number of shares		RMB'000	RMB'000
Balance at beginning and at end	<u>74,999,688</u>	74,999,688	<u>909,831</u>	909,831

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restriction. The ordinary shares have no par value.

There were no treasury shares as at 31 December 2022 and 31 December 2021 respectively.

## 17. SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the Chief Executive Officer ("CEO"), designated as the Chief Operating Decision Maker ("CODM"), that are used to make strategic decisions, allocate resources, and assess performance.

The CEO considers the business from both a geographic and business segment perspective. Geographically, management manages and monitors the business in two primary geographic areas namely, Malaysia and People's Republic of China. From a business segment perspective, management separately considers the business activities in these geographic areas. All the geographic areas are engaged in property development activity.

The Group has 4 reportable segments, as described below, which are the Group's strategic business units. The strategic business units offer different services, and are managed separately because they require different marketing strategies. For each of the strategic business units, the CEO reviews the internal management reports on a quarterly basis. The following summary describes the operations in each of the Group's reportable segments:

Property development: Development of residential, commercial and other properties

Construction contract: Building structural projects and interior works for our jointly controlled operations and 3<sup>rd</sup> parties

Property investment : Leasing of investment properties to generate rental income and to gain from the appreciation in the value of the properties in the long term

Others: Provision of property management, trading and public utilities

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 17. SEGMENT INFORMATION (CONT'D)

The segment information provided to the CEO for the reportable segments is as follows:

	Group					Total RMB'000
	Property development RMB'000	Construction contract RMB'000	Property investment RMB'000	Others RMB'000	Inter segment elimination RMB'000	
<b>2022</b>						
<b>Revenue</b>						
Total segment sales	79,573	28,827	29,670	24,893	(8,381)	154,582
Inter segment revenue	-	8,381	-	-	(8,381)	-
Sales to external parties	79,573	20,446	29,670	24,893	-	154,582
<b>Adjusted EBITDA</b>	<b>8,419</b>	<b>2,895</b>	<b>14,072</b>	<b>461</b>	<b>-</b>	<b>25,847</b>
Depreciation of property, plant and	(857)	(28)	(503)	(8)	-	(1,396)
Interest expense	(54,253)	(3,158)	(16,584)	(18,477)	-	(92,472)
Interest income	66	1	1	6	-	74
Profit (Loss) before taxation	(46,625)	(290)	(3,014)	(18,018)	-	(67,947)
Income tax expense	(319)	-	-	-	-	(319)
Segment results	(46,944)	(290)	(3,014)	(18,018)	-	(68,266)

	Group					Total RMB'000
	Property development RMB'000	Construction contract RMB'000	Property investment RMB'000	Others RMB'000	Inter segment elimination RMB'000	
<b>2021</b>						
<b>Revenue</b>						
Total segment sales	174,630	81,516	31,481	24,777	(31,319)	281,085
Inter segment revenue	-	31,319	-	-	(31,319)	-
Sales to external parties	174,630	50,197	31,481	24,777	-	281,085
<b>Adjusted EBITDA</b>	<b>71,987</b>	<b>10,025</b>	<b>10,360</b>	<b>7,240</b>	<b>-</b>	<b>99,612</b>
Depreciation of property, plant and	(1,108)	(10)	(334)	(3)	-	(1,455)
Interest expense	(90,268)	(3,328)	(9,098)	(16,639)	-	(119,333)
Interest income	36	4	3	8	-	51
Loss before taxation	(19,353)	6,691	(931)	(9,394)	-	(21,125)
Income tax expense	(1,244)	(475)	-	-	-	(1,719)
Segment results	(20,597)	6,261	(931)	(9,394)	-	(22,844)

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 17. SEGMENT INFORMATION (CONT'D)

The Group has the following subsidiary corporations as at 31 December 2022 and 31 December 2021: (continued)

*Carrying value of non-controlling interests*

	Group	
	2022	2021
	RMB'000	RMB'000
Tianjin Hotel Street Co., Ltd.	(16,552)	(16,115)
Others	(40,751)	(34,073)
Total	<u>(57,303)</u>	<u>(50,188)</u>

*Summarised financial information of subsidiary corporations with material non-controlling interests*

Set out below are the summarised financial information for the subsidiary corporation that has non-controlling interests that are material to the Group. These are presented before inter-company eliminations.

There were no transactions with non-controlling interests for the financial years ended 31 December 2022 and 31 December 2021.

### (i) Tianjin Hotel Street Co., Ltd.

<i>Summarised statement of financial position</i>	31-Dec-22	31-Dec-21
	RMB'000	RMB'000
<b>Current</b>		
Assets	41,276	22,359
Liabilities	<u>(336,148)</u>	<u>(299,222)</u>
Total current net liabilities	<u>(294,872)</u>	<u>(276,863)</u>
<b>Non-current</b>		
Assets	404,442	404,056
Liabilities	<u>(148,793)</u>	<u>(165,380)</u>
Total non-current net assets	<u>255,649</u>	<u>238,576</u>
<b>Net liabilities</b>	<u>(39,223)</u>	<u>(38,187)</u>
 <i>Summarised income statement</i>	 31-Dec -22	 31-Dec -21
	RMB'000	RMB'000
Revenue	18,104	18,138
Loss before income tax	<u>(1,036)</u>	<u>5,022</u>
Income tax expenses	-	-
<b>Total comprehensive loss, representing net loss</b>	<u>(1,036)</u>	<u>5,022</u>
Total comprehensive loss allocated to non-controlling interests	<u>(437)</u>	<u>2,119</u>
 <i>Summarised cash flows</i>	 31-Dec -22	 31-Dec -21
	RMB'000	RMB'000
<b>Net cash provided by operating activities</b>	(26)	(1,521)
<b>Net cash used in investing activities</b>	-	-
<b>Net increase in cash and cash equivalents</b>	<u>(26)</u>	<u>(1,521)</u>
Cash and cash equivalents at beginning of financial year	32	1,553
<b>Cash and cash equivalents at end of financial year</b>	<u>6</u>	<u>32</u>

# NOTES TO THE CONDENSED FINANCIAL STATEMENTS

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 18. PROVISIONS

<b>RMB'000</b>	<b>31.12.2022</b>	<b>31.12.2021</b>
Provision for cost of disposed subsidiaries	90,456	88,297
Provision for late delivery of properties to buyer and construction works	5,722	171
Provisions	<u>96,178</u>	<u>88,468</u>

The increase in provision for late delivery of properties to buyer was mainly due to the new properties sales in the period.

## 19. EVENTS OCCURRING AFTER THE REPORTING PERIOD

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

# OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## OTHER INFORMATION

### 1. REVIEW

The condensed consolidated balance sheet of Debao Property Development Limited and its subsidiaries as at 31 December 2022 and the related condensed consolidated income statement and statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the twelve months period then ended and certain explanatory notes have not been audited and reviewed.

As the company had not completed the FY2021 audit and no valuation on assets are taken place in FY2022, there is uncertainty on the opening balances and no revaluation of assets has been addressed in this FY2022 accounts.

In relation to the payment of the 2017 dividends, the Company is making efforts to accumulate funds to make payments as soon as possible. On the delisting, the controlling shareholder is unable to secure funds for this exercise. However the controlling shareholder is still looking at various financial options to comply with the delisting notice.

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

Unaudited

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

Not applicable.

### 3A. *WHERE THE LATEST FINANCIAL STATEMENTS ARE SUBJECT TO AN ADVERSE OPINION, QUALIFIED OPINION OR DISCLAIMER OR OPINION: -*

*(a) Updates on the efforts taken to resolve each outstanding audit issue.*

*(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.*

*This is not required for any audit issue that is a material uncertainty relating to going concern.*

*(a)*

*Divestment of Profit Consortium Sdn. Bhd. ("Profit Consortium")*

This disclaimer arose mainly due to the shares sales of Profit Consortium of remaining 1% not completed before year end and thus the auditors could not ascertain whether the provision for impairment were adequate.

Debao is currently finalizing the details with potential buyers. When finalised, it would provide adequate information to auditors for making adequate provision for the impairments.

*Divestment of Poly Ritz Green (Malaysia) Sdn. Bhd. ("Poly Ritz")*

This disclaimer arose mainly due to the buyer of Poly Ritz refusing to provide auditors the books and records after transfer date.

We confirmed with the auditors that as Poly Ritz was disposed during FY2019, they need not review the books and records of Poly Ritz in FY2021 to ascertain the consolidated results and thus the Debao considered this issue resolved as this disclaimer will not carry forward to FY2022

*Litigation case involving key management of Foshan Nanhai Chuangxintian Hotel Management Co., Ltd. ("Chuangxintian")*

Chuangxintian is an associated company of the Group. During the period from 9 June 2020 to 17 July 2020, the directors of Chuangxintian, who were appointed by the majority shareholder (the "Majority Shareholder") of Chuangxintian, were arrested for suspect scam cases by Commercial Criminal Investigation Department of Municipal Public Security Bureau of Guangzhou City, Guangdong Province, the People's Republic of China. The cases are currently in the progress of investigations as at the date of this report.

We contacted the Economic Investigation Team of Commercial Criminal Investigation Department of Municipal Public Security Bureau of Guangzhou City in February 2023 to check for the progress of the investigation but we did not get any updates from the police. As the directors of Chuangxintian are still not going through court proceedings and we are not the subject for investigation, it is the only procedure we are informed of the updates of the case.

# OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

(b)

The Board confirms that the impact of all outstanding audit issues on the financial statements have been adequately disclosed in these financial statements.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current period as compared with those used in the audited financial statements for the financial year ended 31 December 2021.

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.*

Nil

6. *Review Performance of the Group*

**Income statement**

**Revenue**

The Group's revenue decreased by RMB 35 million, or 61%, from RMB 57.3 million in 3M2021 to RMB 22.3 million in 3M2022. This was mainly due to a decrease in properties rental income by 2 million and decrease in properties sales by 32 million in 9M2022.

The decrease in properties rental income are mainly due to decreased in market rate and the decrease in properties sales are mainly due to the market sentiment.

**Cost of Sales and Gross Profit**

Cost of sales decreased by RMB 61.1 million, or 40%, from RMB 154 million in 4Q2021 to RMB 92.9 million in 4Q2022. This is mainly due to decrease in construction work done and properties sales in 3M2022.

Our overall gross profit margin decreased from 45.2% in 4Q2021 to 39.9% in 4Q2022 mainly as a result of the product mix.

**Other Income (Expenses), net**

Other income mainly includes interest income, miscellaneous expenses, surcharge income from property management services and other miscellaneous income offset by interest and other miscellaneous expenses.

Other income decreased by RMB 27.8 million from other income RMB 14.2 million in 4Q2021 to other expenses RMB -13.6 million in 4Q2022. The decrease is mainly due to the one-off advertising income from building exterior wall and stall rental income in 9M2021 amounting to RMB 21.3 million.

**Selling and Distribution Expenses**

Selling expenses primarily include staff cost, advertising and promotion expenses, sales commissions, sales offices rental expenses and maintenance costs.

Selling expenses decreased by RMB 5.5 million, or 62%, from RMB 9 million in 4Q2021 to RMB 3.5million in 4Q2022. The decrease is mainly due to the decrease in properties sales in the period.

# OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## Administrative Expenses

Administrative expenses comprise various expenses such as salaries and staff-related expenses, utilities, depreciation charges for building and office equipment, telecommunication expenses, entertainment expenses, professional fees, travelling expenses and other general office overheads expenses.

Administrative expenses decreased by RMB 14 million or 41% from RMB 34.1 million in 4Q2021 to RMB 20.1 million in 4Q2022. It was mainly attributable to the Group's efforts to control the salary and staff expenses.

## Finance Costs

Finance cost, net of capitalised interest, was lower at RMB 92.5 million in 4Q2022 vs. RMB 119.3 million in 4Q2021. It is mainly due to the Group's remaining loans with overall lower interest rate in 4Q2022. For loans from Huarong and Binhai which matured but not yet required to repay yet, we used the best lending rate as the law in Hong Kong and PRC required, which is 6% p.a. and 4.35% p.a. respectively and is lower than its original interest rate which makes the finance cost in 12M2022 lower than 12M2021.

## Depreciation

Depreciation relates to the depreciation charge on our properties, plant and equipment.

## Income Tax Expenses

Income tax includes statutory enterprise income tax and land appreciation tax ("LAT"). The decrease is mainly due to the decrease in revenue.

## Currency Translation Difference

The Group has overseas subsidiaries in Hong Kong, Malaysia and Singapore. The translation differences arose from the difference in exchange rates on overseas assets and liabilities. The major components that caused translation difference (1) USD loan amounting to USD 150 million; (2) investment properties and development properties in Malaysian Ringgit; and (3) Other assets and liabilities in overseas currencies.

The currency translation loss in 12M2022 is mainly due to the depreciation of RMB against MYR and SGD which led to loss in Malaysia and Singapore assets, together with the depreciation of RMB against USD which resulted in translation loss in our USD loan and liabilities.

## Net Profit (Loss)

The Group recorded a net loss of RMB 68.3 million in 4Q2022, compared to a net loss of RMB 22.8 million in 4Q2021.

## Statement of Financial Position as at 31 December 2022

### Current Assets

Current assets comprise mainly development properties, cash and bank balances, restricted cash and cash equivalents, property held for sales and trade and other receivables. Current assets amounted to approximately RMB 1,562 million in 4Q2022 compared to approximately RMB 1,559 million in FY2021.

The largest components of our current assets were development properties, property held for sales and trade and other receivables, which stood at RMB 1,486 million, as compared to RMB 1,474 million in FY2021.

Development properties, which include the cost of land, interest capitalised, and related costs, accounted for approximately RMB 1,073 million compared to RMB 1,050 million a year ago. The increase in development properties is mainly due to the increased construction works done in Bay ONE, offset by the development properties sold.

Trade and other receivables stood at approximately RMB 391.4 million, which decreased by 5.3 million compared to RMB 396.7 million in FY2021. The decrease is mainly due to the decrease in construction works receivables and properties sales receivable.

The Group's Net Working Capital (Current Assets - Current Liabilities) is negative largely due to the current loans which are payable in the next 12 months. Accordingly, the Group is in negotiations with the lenders to refinance the loan(s) as appropriate.



# OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## Non-current assets

Non-current assets comprise mainly property, plant and equipment and investment properties. The amount stood at RMB 2,214.8 million compared to 2,217.4 million as at end of FY2021.

The net book value of investment properties was approximately RMB 2,190 million. These are held to generate rental income and/or for capital appreciation. Our investment properties comprise mainly our Debao Hotel Complex together with the adjacent land and underground car parks, commercial premises located in Debao Garden and Jiangnan Mingju, car parks located in Debao Garden, Tianjin Boulevard buildings and Sihui City Mall.

The Group will engage a licensed valuer to perform a valuation appraisal of its properties as part of the FY2022 audit.

## Current liabilities

Trade and other payables, which mainly comprise amounts payable to contractors and suppliers and advance receipts from property development sales, stood at approximately RMB 687 million, approximately 10% lower than RMB 761.1 million as at 31 December 2022. The decrease in trade and other payables was mainly due to the settlement of payables for the construction works in Bay ONE.

## Bank and Other Loans

Please refer to item 1(b)(ii).

## Shareholders' equity

Equity is comprised of share capital, translation reserve, non-controlling interest and retained earnings. The non-controlling interest pertains to

- a) 32% shareholding held by the minority interest in a PRC subsidiary, Guangxi Hezhou De Neng Mining Co., Ltd;
- b) 42.2% shareholding held by the minority interest in a PRC subsidiary, Tianjin Hotel Street Co., Ltd;
- c) 60% shareholding held by the minority interest in a PRC subsidiary, Foshan Nanhai Chuang Xin Tian Hotel Management Co., Ltd;
- d) 19% shareholding held by the minority interest in a PRC subsidiary, Sihui Debao Jiangnan Mingju Property Development Co., Ltd; and

Shareholders' equity amounted to RMB 359 million, representing a decrease of RMB 138.1 million from RMB 497.1 million at 31 December 2021 due to the loss for the period and the translation loss incurred in this period.

## Cash flow statement

The Group has a net cash outflow in operating activities of RMB 8.9 million in FY2022, which comprise operating cash inflows before movements in working capital of RMB 95.6 million, in addition to outflow in net working capital movements of RMB 94.8 million and adjusted by net use of finance cost and interest received as well as income tax recovered of approximately RMB 95 million. The net working capital outflows were mainly due to net cash outflow by the increase in the development properties, and the decrease in trade and other payables.

The net cash inflow in investing activities is RMB 1.2 million.

The Group recorded a net cash inflow in financing activities of RMB 223.6 million during FY2022. This was mainly due to the delayed payment in bank loans and interest.

With the above, the Group has recorded a net decrease in cash and cash equivalents of RMB 8.9 million for FY2022.

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

The results are in line with the general prospect statement which was previously disclosed to shareholders in the results announcement for the financial year ended 31 December 2021.

# OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

8. 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

## Market Outlook

As a result of the Government's policy to curb speculation, the property in Foshan average selling price has stabilised<sup>(1)</sup>. Transaction volumes are decreased from 2.0 million sqm in 3Q2022 to 1.9 million sqm in 4Q2022<sup>(1)</sup>.

In October 2022, we have replied SGX queries in relation to the dividend and delisting. The Group is making efforts to accumulate cash of SGD 749,997 to pay the 2017 dividend. At the same time, the Group is also trying to address the delisting issue.

## Project Updates

### Projects in Malaysia

1. Project Imbi ("The Landmark")

The Landmark is a development project of twin residential towers. The towers are located in the CBD of Kuala Lumpur, opposite Tun Razak Exchange. Each tower consists of 73 floors and there are 1338 high-end service apartments in total. The towers have 2 swimming pools, a library, a mini golf park, a BBQ area, sky park and butler services to its residents. It also has a skyline restaurant to provide high end catering for its residents and general public. We are concentrating our efforts in the completion of Bay ONE project first and expect to continue the development of Imbi project in FY2021 onwards.

### Projects in China

2. Tianjin Boulevard

A development project which consists of a hotel and a shopping mall. Total redevelopment area is approximately 40,000 sq meters. All redevelopment work has been completed. Tianjin Boulevard project is expected to generate rental income till 2032.

3. Bay One

A residential and shopping mall development project comprising 4 tower apartments each of 20 floors and 1 tower of hotel and apartments. The project consists of 1778 apartments with 4 blocks of street style commercial blocks and 739 car parks. The towers are located in a Tier 4 city Sihui.

The accumulated sales/pre-sales (See Note 2 below) status of our projects as at 31 December 2022 are as follows:

Projects	Sales/Pre-sales Value - RMB'000	Sales/Pre-sales GFA - Sq m	Approximate ASP/Sq m - RMB	Estimated Percentage of Completion
The Landmark-Malaysia	69,455	2,255	30,800	10%
Jin Long Garden-South Zone	853,234	87,363	9,767	100%
Jiangnan Mingju Phases 5 and 6	1,003,515	146,595	6,845	100%
Sihui City Mall	377,480	58,229	6,483	100%
Sihui Bay One	489,997	55,644	8,806	75%
<b>Total</b>	<b>2,793,681</b>	<b>350,086</b>	<b>7,980</b>	<b>NA</b>

The accumulated sales/pre-sales (See Note 2 below) status of our projects for 12M2022 are as follows:

Projects	Sales/Pre-sales Value - RMB'000	Sales/Pre-sales GFA - Sq m	Approximate ASP/Sq m - RMB	Estimated Percentage of Completion
The Landmark-Malaysia	-	-	-	10%
Jin Long Garden - South Zone	-	-	-	100%
Jiangnan Mingju Phases 5 and 6	-	-	-	100%
Sihui City Mall	-	-	-	100%
Sihui Bay One	79,571	8,309	9,576	75%
<b>Total</b>	<b>79,571</b>	<b>8,309</b>	<b>9,576</b>	<b>NA</b>

# OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

The sales/pre-sales (See Note 2 below) of our projects for 4Q2022 are as follows:

Projects	Sales/Pre-sales Value - RMB'000	Sales/Pre-sales GFA - Sq m	Approximate ASP/Sq m – RMB	Estimated Percentage of Completion
The Landmark-Malaysia	-	-	-	10%
Jin Long Garden – South Zone	-	-	-	100%
Jiangnan Mingju Phases 5 and 6	-	-	-	100%
Sihui City Mall	-	-	-	100%
Sihui Bay One	10,147	1,102	9,208	75%
<b>Total</b>	<b>10,147</b>	<b>1,102</b>	<b>9,208</b>	<b>NA</b>

## Notes

(1) Source from Bureau of Housing and Urban-Rural Development of Foshan (<http://fszj.foshan.gov.cn/zwgk/zdxxgk/fdcsc/sjtj/>).

(2) Sales/pre-sales with certainty on receipt of purchase consideration, including those not ready for handover or key collections.

(3) The Landmark Malaysia was previously known as Imbi project.

## 9. DIVIDEND

a. *Whether an interim (final) ordinary dividend has been declared (recommended) Any dividend declared for the current financial period reported on?*

No dividend is proposed.

b. *Corresponding Period of the immediately preceding financial year  
Any dividend declared for the corresponding period of the immediately preceding financial year?*

None

c. *Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived*

Not applicable.

d. *The date the dividend is payable*

Not applicable.

e. *The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined*

Not applicable.

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

The Group would like to maintain its cash position to meet working capital requirements.

# OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

## 10. INTERESTED PERSON TRANSACTIONS

Please refer to Notes 6 of the Notes to the Condensed Financial Statements

11. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

Group	Property development	Construction contracts	Property investment	Other	Total
<b>Revenue</b>					
<u>2022</u>	79,573	20,446	29,670	24,893	154,582
<u>2021</u>	174,630	50,197	31,481	24,777	281,085
<b>Segment result</b>					
<u>2022</u>	(46,944)	(290)	(3,014)	(18,018)	(68,266)
<u>2021</u>	(20,597)	6,216	(931)	(9,394)	(22,844)

12. A breakdown of sales

	Group		
	2022	2021	Increase/
	RMB'000	RMB'000	(Decrease)
(a) Sales reported for first half year	111,441	164,617	(32%)
(b) Operating profit/(loss) after tax reported for first half year	3,264	(16,952)	NM
(c) Sales reported for second half year	43,141	116,468	(63%)
(d) Operating profit after tax reported for second half year	(71,530)	(5,892)	1114%

NM = Not meaningful

13. A breakdown of the total annual dividend (in SGD value) for the issuer's latest full year and its previous full year.

### Total Annual Net Dividend

	2022	2021
Ordinary Shares	Nil	Nil

14. Disclosure of persons occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Yuan Jian Sheng	59	Brother of our shareholder, Mr. Yuan Le Sheng	Vice general manager of our subsidiary, Foshan Nanhai Guihe Construction Engineering Co., Ltd, 2014	Nil
Yuan Le Sheng	56	Father of our director, Mr. Yuan Jia Jun	Consultant, 2018	Nil

# OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7C

FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2022

BY ORDER OF THE BOARD

Zhong Yu Zhao  
Executive Director and CEO  
27 February 2023

## ***Confirmation by the Board***

We, Zhong Yu Zhao and Yuan Jia Jun, being Directors of the Company, do hereby confirm, on behalf of the Board of Directors of the Company that, to the best of our knowledge, nothing has come to the attention of the Management and Board of Directors which may render the twelve months ended 31 December 2022 results to be false or misleading in any material respect and we confirm 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) of the Listing Manual.

## ***On behalf of the Board of Directors***

Zhong Yu Zhao  
Executive Director and CEO  
27 February 2023

Yuan Jia Jun  
Executive Director