



ASPEN (GROUP) HOLDINGS LIMITED
Company Registration No.: 201634750K
(Incorporated in the Republic of Singapore)

RESPONSE TO QUERY FROM THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED (“SGX-ST”) IN RELATION TO THE COMPANY’S CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE 6 MONTHS ENDED 31 DECEMBER 2023.

The Board of Directors (the “**Board**”) of Aspen (Group) Holdings Limited (the “**Company**”, and together with its subsidiaries. “**Aspen**”) wishes to announce the following in response to the queries raised by the SGX-ST on 23 February 2024 in relation to the Company’s condensed interim financial statements for the 6 months ended 31 December 2023.

SGX-ST’s Query 1

In relation to Aspen Glove Sdn. Bhd. (“**AGSB**”), the Company recognized an accounting gain of RM 98.0 million in other income for the 6 months ended 31 December 2023 pursuant to its deconsolidation. Please provide the basis and a breakdown of how this amount was computed.

Company’s Response

The basis and breakdown of the said accounting gain is as follows:-

	RM ’000
AGSB	
Current assets	5,775
Current liabilities	(154,440)
Net liabilities	(148,665)
Net liabilities attributable to non-controlling interests	50,628
Gain on deconsolidation of subsidiary	(98,037)

SGX-ST’s Query 2

We note that the Company’s significant development properties balance as at 31 December 2023 increased slightly to RM724.6 million (30 June 2023: RM714.3 million). Please provide a breakdown of the Group’s development properties by projects as at 31 December 2023 along with its comparative period on 30 June 2023. For each project, please provide the following information:

- (i) amount (RM’000);
- (ii) construction progress (%);
- (iii) total number of units; and

(iv) number of units sold.

Company's Response

The breakdown of the Group's development properties by projects as at 31 December 2023 along with its comparative period on 30 June 2023 is as follows:-

Project	RM '000		Construction progress (%)		Total number of units	Number of units sold ⁽¹⁾ (In accordance to SFRS(I))		Number of units sold	
	Jun'23	Dec'23	Jun'23	Dec'23		Jun'23	Dec'23	Jun'23	Dec'23
Beacon Executive Suites	11,477	3,606	100%	100%	231	209	224	220	227
Tri Pinnacle	1,070	1,070	100%	100%	1,321	1,303	1,303	1,303	1,303
Vervea	27,086	12,791	100%	100%	435	415	430	424	430
Vertu Resort	6,841	2,936	100%	100%	1,246	1,233	1,241	1,238	1,242
Viluxe (Phase 1)	12,433	13,346	72%	85%	174	154	155	154	155
Vivo Executive Apartment	13,796	17,908	43%	60%	1,544	1,411	1,433	1,419	1,435
Versa	-	17,861	NA	0%	980	-	-	-	263
Undeveloped land and expenditure	641,632	655,105							
	714,335	724,623							

Note:

⁽¹⁾ According to SFRS(I), revenue is recognised only in respect of finalised sale contract where the sale and purchase agreement is stamped, financing obtained, and the differential sum is paid.

SGX-ST's Query 3

The Group has a significant amount of trade and other payables as at 31 December 2023 of RM452.5 million (30 June 2023: RM449.6 million). Please explain why the outstanding amount is so significant and provide a breakdown by nature of the material items, when the Company expects to pay these payables and whether the Company is able to meet its short-term obligations as and when they fall due.

Company's Response

The trade and other payables as of 31 December 2023, amounting to RM452.5 million (compared to RM449.6 million as of 30 June 2023), is attributable to the following material items:-

	RM '000	Details
Land and construction cost payable	174,403	<ul style="list-style-type: none"> i. Cost payable for the construction of infrastructure at Aspen Vision City, Batu Kawan, payable by instalments in accordance with the terms of the agreement. ii. Land cost for development, payable to the landowner after the commencement of construction of the upcoming project, HH Park

		in accordance with the terms of the Sale & Purchase Agreement entered into with the landowner.
Trade payables	247,237	i. Construction claims received based on the construction contracts. ii. Retention sum to be released to contractors based on the construction contracts.
Others	30,858	Other payables and accruals.
	452,498	

The Company expects to pay the trade and other payables through unbilled sales proceeds as and when they fall due. The land cost in relation to the upcoming project, HH Park will only be payable after the commencement of construction of the project. Hence, the Company is able to meet its short-term obligations as and when they fall due.

BY ORDER OF THE BOARD

Aspen (Group) Holdings Limited

Dato' Murly Manokharan
President and Group Chief Executive Officer
28 February 2024