



# KOH BROTHERS GROUP LIMITED

*(Incorporated in Singapore. Registration Number: 199400775D)*

## Condensed Consolidated Interim Financial Statements for the Six Months and Full Year Ended 31 December 2023

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**KOH BROTHERS GROUP LIMITED**  
**A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
*For the six months and full year ended 31 December 2023*

	Note	2H 2023 S\$'000	2H 2022 S\$'000	Change %	FY 2023 S\$'000	FY 2022 S\$'000	Change %
Sales	4(a)	159,663	194,173	(18)	356,249	353,050	1
Cost of sales		(151,096)	(179,828)	(16)	(348,742)	(327,012)	7
Gross profit		8,567	14,345	(40)	7,507	26,038	(71)
Other income	5	893	851	5	1,367	1,620	(16)
Other (loss)/gains – net	5	(620)	7,102	N.M.	596	15,027	(96)
Expenses							
- Distribution and marketing		(2,643)	(3,341)	(21)	(7,457)	(4,817)	55
- Administrative		(8,291)	(8,507)	(3)	(17,291)	(16,981)	2
- Finance		(6,633)	(6,366)	4	(14,031)	(10,788)	30
- Other		(422)	(1,562)	(73)	763	(2,482)	N.M.
Share of profit of associated companies and joint ventures		2,788	475	487	2,728	1,632	67
(Loss)/profit before income tax		(6,361)	2,997	N.M.	(25,818)	9,249	N.M.
Income tax expense	7	(1,034)	(820)	26	(1,200)	(1,027)	17
<b>(Loss)/profit after income tax</b>		<b>(7,395)</b>	<b>2,177</b>	<b>N.M.</b>	<b>(27,018)</b>	<b>8,222</b>	<b>N.M.</b>
<b>(Loss)/profit attributable to:</b>							
Equity holders of the Company		(5,922)	1,017	N.M.	(21,960)	6,013	N.M.
Non-controlling interests		(1,473)	1,160	N.M.	(5,058)	2,209	N.M.
		<b>(7,395)</b>	<b>2,177</b>	<b>N.M.</b>	<b>(27,018)</b>	<b>8,222</b>	<b>N.M.</b>
<b>(Loss)/earnings per share for profit attributable to equity holders of the Company:</b>							
- Basic (loss)/earnings per share (in cents)		(1.43)	0.25	N.M.	(5.32)	1.46	N.M.
- Diluted (loss)/earnings per share (in cents)		(1.43)	0.25	N.M.	(5.32)	1.46	N.M.
<b>(Loss)/profit after income tax</b>		<b>(7,395)</b>	<b>2,177</b>	<b>N.M.</b>	<b>(27,018)</b>	<b>8,222</b>	<b>N.M.</b>
<b>Other comprehensive loss:</b>							
<i>Items that may be reclassified subsequently to profit or loss:</i>							
Currency translation arising from consolidation							
- (Loss)/gain		(348)	159	N.M.	(1,001)	(1,666)	(40)
Fair value gain/(loss) on debt financial assets, at FVOCI		1	(216)	N.M.	88	(222)	N.M.
		(347)	(57)	N.M.	(913)	(1,888)	(52)
<i>Items that may not be reclassified subsequently to profit or loss:</i>							
Fair value losses on equity financial assets, at FVOCI		(553)	(2,081)	(73)	(855)	(2,622)	(67)
<b>Other comprehensive loss, net of tax</b>		<b>(900)</b>	<b>(2,138)</b>	<b>(58)</b>	<b>(1,768)</b>	<b>(4,510)</b>	<b>(61)</b>
<b>Total comprehensive (loss)/income</b>		<b>(8,295)</b>	<b>39</b>	<b>N.M.</b>	<b>(28,786)</b>	<b>3,712</b>	<b>N.M.</b>
<b>Total comprehensive (loss)/income attributable to:</b>							
Equity holders of the Company		(6,679)	(868)	669	(23,178)	1,825	N.M.
Non-controlling interests		(1,616)	907	N.M.	(5,608)	1,887	N.M.
		<b>(8,295)</b>	<b>39</b>	<b>N.M.</b>	<b>(28,786)</b>	<b>3,712</b>	<b>N.M.</b>

N.M. – Not Meaningful

**KOH BROTHERS GROUP LIMITED**  
**B. CONDENSED INTERIM BALANCE SHEETS**

As at 31 December 2023

	Note	GROUP		COMPANY	
		2023 S\$'000	2022 S\$'000	2023 S\$'000	2022 S\$'000
<b>ASSETS</b>					
<b>Current assets</b>					
Cash and bank balances		95,832	82,432	136	178
Investment securities		1,417	1,382	-	-
Trade and other receivables		78,875	50,811	5	13
Contract assets		156,723	146,011	-	-
Amounts due from subsidiaries		-	-	21,529	22,768
Amounts due from joint ventures		29,913	28,060	-	-
Inventories		6,031	7,708	-	-
Development properties		1,048	93,998	-	-
Income tax receivables		730	730	-	-
Other current assets		4,447	4,793	-	-
		<b>375,016</b>	<b>415,925</b>	<b>21,670</b>	<b>22,959</b>
<b>Non-current assets</b>					
Trade and other receivables		5,900	30,127	-	-
Contract assets		38,267	36,232	-	-
Investment securities		6,483	7,960	-	-
Investment in subsidiaries		-	-	156,865	156,741
Investments in associated companies		284	97	-	-
Investments in joint ventures		92,719	93,178	-	-
Investment properties	12	100,989	108,407	-	-
Property, plant and equipment	11	98,632	104,906	-	-
Goodwill	10	5,078	5,078	-	-
		<b>348,352</b>	<b>385,985</b>	<b>156,865</b>	<b>156,741</b>
<b>Total assets</b>		<b>723,368</b>	<b>801,910</b>	<b>178,535</b>	<b>179,700</b>
<b>LIABILITIES</b>					
<b>Current liabilities</b>					
Trade and other payables		85,108	92,811	1,297	1,462
Contract liabilities		25,775	15,058	-	-
Amounts due to subsidiaries		-	-	37,346	38,186
Amounts due to joint ventures		35,796	38,291	-	-
Current income tax liabilities		538	1,069	-	-
Bank borrowings and lease liabilities	13	134,804	177,768	-	-
		<b>282,021</b>	<b>324,997</b>	<b>38,643</b>	<b>39,648</b>
<b>Non-current liabilities</b>					
Trade and other payables		10,746	9,480	-	-
Amount due to a subsidiary		-	-	19,011	19,011
Bank borrowings and lease liabilities	13	82,942	89,285	-	-
Notes payables	14	22,345	22,168	22,345	22,168
Deferred income tax liabilities		6,519	6,717	-	-
		<b>122,552</b>	<b>127,650</b>	<b>41,356</b>	<b>41,179</b>
<b>Total liabilities</b>		<b>404,573</b>	<b>452,647</b>	<b>79,999</b>	<b>80,827</b>
<b>NET ASSETS</b>		<b>318,795</b>	<b>349,263</b>	<b>98,536</b>	<b>98,873</b>
<b>EQUITY</b>					
<b>Capital and reserves attributable to equity holders of the Company</b>					
Share capital	15	36,981	36,981	36,981	36,981
Treasury shares		(7,983)	(7,983)	(7,983)	(7,983)
Other reserves		(6,761)	(5,993)	-	-
Retained profits		253,650	276,435	69,538	69,875
Currency translation reserve		(11,002)	(10,551)	-	-
		<b>264,885</b>	<b>288,889</b>	<b>98,536</b>	<b>98,873</b>
<b>Non-controlling interests</b>		<b>53,910</b>	<b>60,374</b>	<b>-</b>	<b>-</b>
<b>Total equity</b>		<b>318,795</b>	<b>349,263</b>	<b>98,536</b>	<b>98,873</b>

**KOH BROTHERS GROUP LIMITED**  
**C. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
*For the financial year ended 31 December 2023*

Group	Note	← Attributable to equity holders of the Company →					Total	Non-controlling interests	Total equity
		Share capital	Treasury shares	Other reserves	Retained profits	Currency translation reserve			
		S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
<b>Balance at 1 January 2023</b>		<b>36,981</b>	<b>(7,983)</b>	<b>(5,993)</b>	<b>276,435</b>	<b>(10,551)</b>	<b>288,889</b>	<b>60,374</b>	<b>349,263</b>
Loss for the financial year		-	-	-	(21,960)	-	(21,960)	(5,058)	(27,018)
Other comprehensive loss for the financial year		-	-	(767)	-	(451)	(1,218)	(550)	(1,768)
Total comprehensive loss for the financial year		-	-	(767)	(21,960)	(451)	(23,178)	(5,608)	(28,786)
Share based payment pursuant to performance share plan of a listed subsidiary		-	-	(1)	-	-	(1)	6	5
Exercise of warrants issued by a listed subsidiary		-	-	-	-	-	-	3	3
Dividend paid		-	-	-	(825)	-	(825)	(865)	(1,690)
Total transactions with owners, recognised directly in equity		-	-	(1)	(825)	-	(826)	(856)	(1,682)
<b>Balance at 31 December 2023</b>		<b>36,981</b>	<b>(7,983)</b>	<b>(6,761)</b>	<b>253,650</b>	<b>(11,002)</b>	<b>264,885</b>	<b>53,910</b>	<b>318,795</b>

**KOH BROTHERS GROUP LIMITED**  
**C. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
*For the financial year ended 31 December 2023*

Group	Note	← Attributable to equity holders of the Company →					Total S\$'000	Non- controlling interests S\$'000	Total equity S\$'000
		Share capital S\$'000	Treasury shares S\$'000	Other reserves S\$'000	Retained profits S\$'000	Currency translation reserve S\$'000			
<b>Balance at 1 January 2022</b>		<b>36,981</b>	<b>(7,983)</b>	<b>(3,194)</b>	<b>270,689</b>	<b>(9,382)</b>	<b>287,111</b>	<b>55,627</b>	<b>342,738</b>
Profit for the financial year		-	-	-	6,013	-	6,013	2,209	8,222
Other comprehensive loss for the financial year		-	-	(2,799)	-	(1,389)	(4,188)	(322)	(4,510)
Total comprehensive loss for the financial year		-	-	(2,799)	6,013	(1,389)	1,825	1,887	3,712
Change in ownership interests in subsidiaries		-	-	-	719	220	939	(1,169)	(230)
Issuance of shares by a listed subsidiary, net of expenses		-	-	-	(161)	-	(161)	4,901	4,740
Share based payment pursuant to performance share plan of a listed subsidiary		-	-	-	-	-	-	5	5
Dividend paid		-	-	-	(825)	-	(825)	(877)	(1,702)
Total transactions with owners, recognised directly in equity		-	-	-	(267)	220	(47)	2,860	2,813
<b>Balance at 31 December 2022</b>		<b>36,981</b>	<b>(7,983)</b>	<b>(5,993)</b>	<b>276,435</b>	<b>(10,551)</b>	<b>288,889</b>	<b>60,374</b>	<b>349,263</b>

**KOH BROTHERS GROUP LIMITED**  
**C. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
*For the financial year ended 31 December 2023*

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<b>COMPANY</b>	<u>Share capital</u> S\$'000	<u>Treasury shares</u> S\$'000	<u>Retained profits</u> S\$'000	<u>Total equity</u> S\$'000
<b>Balance at 1 January 2023</b>	<b>36,981</b>	<b>(7,983)</b>	<b>69,875</b>	<b>98,873</b>
Profit for the financial year	-	-	488	488
Dividend paid	-	-	(825)	(825)
<b>Balance at 31 December 2023</b>	<b>36,981</b>	<b>(7,983)</b>	<b>69,538</b>	<b>98,536</b>
<b>Balance at 1 January 2022</b>	<b>36,981</b>	<b>(7,983)</b>	<b>69,615</b>	<b>98,613</b>
Profit for the financial year	-	-	1,085	1,085
Dividend paid	-	-	(825)	(825)
<b>Balance at 31 December 2022</b>	<b>36,981</b>	<b>(7,983)</b>	<b>69,875</b>	<b>98,873</b>

**KOH BROTHERS GROUP LIMITED**  
**D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS**  
For the financial year ended 31 December 2023

	FY 2023 S\$'000	FY 2022 S\$'000
<b>Cash flows from operating activities</b>		
(Loss)/profit after income tax	(27,018)	8,222
Adjustments for:		
- Income tax expense	1,200	1,027
- Depreciation of property, plant and equipment	11,047	10,022
- (Write-back of allowance)/allowance for impairment of loans to joint ventures	(1,174)	771
- Allowance for investment securities	864	1,014
- Property, plant and equipment written off	153	2
- Fair value loss/(gain) on investment properties	7	(6,436)
- Gain on disposal of property, plant and equipment	(424)	(8,626)
- Gain on disposal of investment properties	(392)	-
- Share of profit of associated companies and joint ventures	(2,728)	(1,632)
- Finance expense	14,031	10,788
- Interest income	(1,099)	(993)
- Unrealised currency translation losses	960	281
	<u>(4,573)</u>	<u>14,440</u>
Change in working capital:		
- Trade and other receivables	(3,823)	6,491
- Inventories	1,677	2,583
- Contract assets and liabilities	(2,030)	(50,871)
- Development properties	92,950	34,404
- Other current assets	346	6
- Trade and other payables	(6,352)	16,790
- Amount due from/to joint ventures	(709)	16,928
Cash generated from operations	<u>77,486</u>	<u>40,771</u>
Income tax paid	(1,902)	(1,323)
<b>Net cash provided by operating activities</b>	<u>75,584</u>	<u>39,448</u>
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(2,261)	(3,282)
Proceeds from disposal of property, plant and equipment	469	16,567
Proceeds from disposal of investment properties, net of expenses	7,692	-
Net (purchase)/proceeds from investment securities	(190)	235
Dividends received from joint ventures	-	3,000
Interest received	1,099	993
<b>Net cash provided by investing activities</b>	<u>6,809</u>	<u>17,513</u>
<b>Cash flows from financing activities</b>		
Proceeds from issuance of shares by listed subsidiaries, net of expenses	3	4,740
Proceeds from issuance of new series of notes payables	-	10,500
Notes issuance expenses paid	-	(582)
Principal payment of lease liabilities	(7,983)	(8,505)
Net repayment of bank borrowings	(44,568)	(5,170)
Redemption of notes payables	-	(57,750)
Dividend paid to equity holders of the Company	(825)	(825)
Dividends paid to non-controlling interests	(865)	(877)
Interest paid	(13,409)	(10,113)
<b>Net cash used in financing activities</b>	<u>(67,647)</u>	<u>(68,582)</u>
<b>Net change in cash and bank balances</b>	<u>14,746</u>	<u>(11,621)</u>
Beginning of financial year	82,432	95,152
Effects of currency translation on cash and bank balances	(1,346)	(1,099)
<b>End of financial year</b>	<u>95,832</u>	<u>82,432</u>



**KOH BROTHERS GROUP LIMITED**  
**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS**  
*For the financial year ended 31 December 2023*

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**1. Corporate information**

Koh Brothers Group Limited (the “Company” ) is listed on the Singapore Exchange and incorporated and domiciled in Singapore.

The principal activities of the Company are investment holding and provision of management services.

The principal activities of the Group are:

- (a) Building and civil engineering contracting;
- (b) Specialist engineers;
- (c) Manufacturing of building materials and precast products;
- (d) Property investment and development; and
- (e) Hotel investment and management.

**2. Basis of preparation**

The condensed consolidated interim financial statements of the financial year ended 31 December 2023 have been prepared in accordance with Singapore Financial Reporting Standards (International) (“SFRS(I)”) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed interim 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 the Group’s performance since the last audited annual financial statements for the year ended 31 December 2022.

The condensed consolidated interim financial statements are presented in Singapore Dollars, which is the Group’s functional currency. All financial information presented in Singapore Dollars have been rounded to the nearest thousand, unless otherwise stated.

The accounting policies and method of computations used in the condensed consolidated interim financial statements 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 as below:

**2.1 New and amended Standards adopted by the Group**

The Group has adopted the new and revised SFRS(I)s and SFRS(I) Interpretations and amendments to SFRS(I)s that are mandatory for application for the financial year. The adoption of the above amendments to SFRS(I)s did not result in material changes to the Group’s accounting policies and has no material effect on the amounts reported for the current financial period.

**2.2 Use of judgment and estimates**

In the process of applying the Group’s accounting policies, there is no instance of application of judgments with significant updates since the audited financial statements as at 31 December 2022 and is expected to have a significant effect on the amounts recognised in the condensed consolidated interim financial statements.

Estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

- (a) Estimation of total contract sum and contract costs for construction contracts
- (b) Valuation of investment properties

**KOH BROTHERS GROUP LIMITED**  
**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS**  
For the financial year ended 31 December 2023

**3. Seasonal operations**

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

**4. Revenue and segment information**

(a) Disaggregation of revenue

(i) revenue for the 6-month period

	Construction and Building Materials		Real Estate		Leisure & Hospitality		Total	
	2H 2023 S\$'000	2H 2022 S\$'000	2H 2023 S\$'000	2H 2022 S\$'000	2H 2023 S\$'000	2H 2022 S\$'000	2H 2023 S\$'000	2H 2022 S\$'000
Contract revenue – over time	84,186	102,328	-	-	-	-	84,186	102,328
Revenue from sale of products – point in time	37,541	44,567	-	-	-	-	37,541	44,567
Revenue from sale of development properties – over time	-	-	33,019	42,838	-	-	33,019	42,838
Revenue from services rendered – over time	-	-	1,006	946	2,120	1,834	3,126	2,780
Revenue from contracts with customers	121,727	146,895	34,025	43,784	2,120	1,834	157,872	192,513
Rental income from investment properties	-	-	1,791	1,660	-	-	1,791	1,660
<b>Total revenue</b>	<b>121,727</b>	<b>146,895</b>	<b>35,816</b>	<b>45,444</b>	<b>2,120</b>	<b>1,834</b>	<b>159,663</b>	<b>194,173</b>

(ii) revenue for the 12-month period

	Construction and Building Materials		Real Estate		Leisure & Hospitality		Total	
	FY 2023 S\$'000	FY 2022 S\$'000	FY 2023 S\$'000	FY 2022 S\$'000	FY 2023 S\$'000	FY 2022 S\$'000	FY 2023 S\$'000	FY 2022 S\$'000
Contract revenue – over time	166,184	198,546	-	-	-	-	166,184	198,546
Revenue from sale of products – point in time	78,942	89,653	-	-	-	-	78,942	89,653
Revenue from sale of development properties – over time	-	-	101,545	57,097	-	-	101,545	57,097
Revenue from services rendered – over time	-	-	2,012	2,012	4,034	2,612	6,046	4,624
Revenue from contracts with customers	245,126	288,199	103,557	59,109	4,034	2,612	352,717	349,920
Rental income from investment properties	-	-	3,532	3,130	-	-	3,532	3,130
<b>Total revenue</b>	<b>245,126</b>	<b>288,199</b>	<b>107,089</b>	<b>62,239</b>	<b>4,034</b>	<b>2,612</b>	<b>356,249</b>	<b>353,050</b>

(b) Segment information

The Group considers the business from a business segment perspective. Management manages and monitors the business in three main business segments which are Construction and Building Materials, Real Estate and Leisure & Hospitality. The Group assesses the performance of these business segments based on sales, segment results, segment assets and segment liabilities.

- (i) Construction and Building Materials – This business segment undertakes construction activities for “Engineering and Construction”, “Bio-Refinery and Renewable Energy” and “Building Materials” segments. Management has aggregated the above businesses under Construction and Building Materials as they have similar economic growth prospects.
- (ii) Real Estate – This business segment involves property investment, development and management services.
- (iii) Leisure & Hospitality – This business segment involves hotel and leisure operations.

**KOH BROTHERS GROUP LIMITED**  
**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS**  
*For the financial year ended 31 December 2023*

The segment information and the reconciliations of segment results to loss before tax and segment assets and liabilities to total assets and liabilities are as follows:

<b>Group (\$'000)</b>	Construction and Building Materials	Real Estate	Leisure & Hospitality	Others	Total
<b><u>2H 2023</u></b>					
<b>Sales</b>					
- External	121,727	35,816	2,120	-	159,663
- Inter-segment	3,198	503	-	793	4,494
	<u>124,925</u>	<u>36,319</u>	<u>2,120</u>	<u>793</u>	<u>164,157</u>
Elimination					<u>(4,494)</u>
					<u>159,663</u>
<b>Results</b>					
Segment results					
- Company and subsidiaries	(4,281)	(90)	424	680	(3,267)
- Associated companies	187	-	-	-	187
- Joint ventures	-	2,601	-	-	2,601
(Loss)/earnings before interest and tax	<u>(4,094)</u>	<u>2,511</u>	<u>424</u>	<u>680</u>	<u>(479)</u>
Interest income					751
Finance expenses					<u>(6,633)</u>
Loss before income tax					<u>(6,361)</u>
<b>Other information</b>					
Capital expenditure	1,529	210	50	-	1,789
Depreciation	6,935	105	195	-	7,235
<b><u>FY 2023</u></b>					
<b>Sales</b>					
- External	245,126	107,089	4,034	-	356,249
- Inter-segment	11,410	814	-	1,396	13,620
	<u>256,536</u>	<u>107,903</u>	<u>4,034</u>	<u>1,396</u>	<u>369,869</u>
Elimination					<u>(13,620)</u>
					<u>356,249</u>
<b>Results</b>					
Segment results					
- Company and subsidiaries	(12,699)	(4,662)	802	945	(15,614)
- Associated companies	187	-	-	-	187
- Joint ventures	-	2,541	-	-	2,541
(Loss)/earnings before interest and tax	<u>(12,512)</u>	<u>(2,121)</u>	<u>802</u>	<u>945</u>	<u>(12,886)</u>
Interest income					1,099
Finance expenses					<u>(14,031)</u>
Loss before income tax					<u>(25,818)</u>
<b>Other information</b>					
Capital expenditure	5,246	248	76	-	5,570
Depreciation	10,375	284	388	-	11,047
<b><u>As at 31 December 2023</u></b>					
<b>Segment assets</b>					
Associated companies	273,400	278,203	24,854	1,987	578,444
Joint ventures	284	-	-	-	284
	-	92,719	-	-	92,719
<b>Unallocated assets:</b>					
Income tax receivables					730
Short-term bank deposits					43,291
Investment securities					<u>7,900</u>
<b>Consolidated total assets</b>					<u>723,368</u>
<b>Segment liabilities</b>					
Associated companies	101,358	54,812	447	808	157,425
<b>Unallocated liabilities:</b>					
Current income tax liabilities					538
Deferred income tax liabilities					6,519
Bank borrowings, notes payables, and lease liabilities					<u>240,091</u>
<b>Consolidated total liabilities</b>					<u>404,573</u>

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Group (\$'000)	Construction and Building Materials	Real Estate	Leisure & Hospitality	Others	Total
<b><u>2H 2022</u></b>					
<b>Sales</b>					
- External	146,895	45,444	1,834	-	194,173
- Inter-segment	7,755	326	-	1,415	9,496
	<u>154,650</u>	<u>45,770</u>	<u>1,834</u>	<u>1,415</u>	<u>203,669</u>
Elimination					<u>(9,496)</u>
					<u>194,173</u>
<b>Results</b>					
Segment results					
- Company and subsidiaries	5,413	2,082	272	727	8,494
- Associated companies	(350)	-	-	-	(350)
- Joint ventures	-	825	-	-	825
Earnings before interest and tax	<u>5,063</u>	<u>2,907</u>	<u>272</u>	<u>727</u>	<u>8,969</u>
Interest income					394
Finance expenses					<u>(6,366)</u>
Profit before income tax					<u>2,997</u>
<b>Other information</b>					
Capital expenditure	6,964	200	217	-	7,381
Depreciation	5,381	175	200	-	5,756
<b><u>FY 2022</u></b>					
<b>Sales</b>					
- External	288,199	62,239	2,612	-	353,050
- Inter-segment	13,769	652	-	1,565	15,986
	<u>301,968</u>	<u>62,891</u>	<u>2,612</u>	<u>1,565</u>	<u>369,036</u>
Elimination					<u>(15,986)</u>
					<u>353,050</u>
<b>Results</b>					
Segment results					
- Company and subsidiaries	14,034	2,821	(141)	698	17,412
- Associated companies	(342)	-	-	-	(342)
- Joint ventures	-	1,974	-	-	1,974
Earnings before interest and tax	<u>13,692</u>	<u>4,795</u>	<u>(141)</u>	<u>698</u>	<u>19,044</u>
Interest income					993
Finance expenses					<u>(10,788)</u>
Profit before income tax					<u>9,249</u>
<b>Other information</b>					
Capital expenditure	7,309	214	371	-	7,894
Depreciation	9,268	351	403	-	10,022
<b><u>As at 31 December 2022</u></b>					
<b>Segment assets</b>					
Associated companies	293,359	339,502	25,104	1,073	659,038
Joint ventures	97	-	-	-	97
	-	93,178	-	-	93,178
<b>Unallocated assets:</b>					
Income tax receivables					730
Short-term bank deposits					39,525
Investment securities					<u>9,342</u>
<b>Consolidated total assets</b>					<u>801,910</u>
<b>Segment liabilities</b>					
Unallocated liabilities:	104,777	48,745	688	1,430	155,640
Current income tax liabilities					1,069
Deferred income tax liabilities					6,717
Bank borrowings, notes payables, and lease liabilities					<u>289,221</u>
<b>Consolidated total liabilities</b>					<u>452,647</u>

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(c) Geographical information

The Group's three business segments operate in four main geographical areas: Singapore, Malaysia, Indonesia and others.

The following table presents sales and non-current assets information for the main geographical areas as at and for the six-month and full financial year ended 31 December 2023 and 31 December 2022.

<b>Group</b>	<b>2H 2023</b>	<b>2H 2022</b>	<b>FY 2023</b>	<b>FY 2022</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>
<b><u>Total revenue</u></b>				
Singapore	<b>123,322</b>	168,704	<b>296,913</b>	301,534
Malaysia	<b>4,173</b>	6,159	<b>7,691</b>	9,928
Indonesia	<b>29,413</b>	14,400	<b>46,127</b>	31,520
Others	<b>2,755</b>	4,910	<b>5,518</b>	10,068
	<b>159,663</b>	194,173	<b>356,249</b>	353,050

<b>Group</b>	<b>As at</b>	<b>As at</b>
	<b>31 December</b>	<b>31 December</b>
	<b>2023</b>	<b>2022</b>
	<b>S\$'000</b>	<b>S\$'000</b>
<b><u>Total non-current assets</u></b>		
Singapore	<b>329,683</b>	366,241
Malaysia	<b>10,194</b>	10,962
Others	<b>8,475</b>	8,782
	<b>348,352</b>	385,985

**5. Other income and other gains – net**

<b>Group</b>	<b>2H 2023</b>	<b>2H 2022</b>	<b>FY 2023</b>	<b>FY 2022</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>
<b><u>Other income</u></b>				
Interest income	<b>751</b>	394	<b>1,099</b>	993
Other income	<b>142</b>	457	<b>268</b>	627
	<b>893</b>	851	<b>1,367</b>	1,620

**Other (losses)/gains – net**

Fair value (loss)/gain on investment properties	<b>(121)</b>	6,376	<b>(7)</b>	6,436
Gain on disposal of property, plant and equipment	<b>69</b>	1,244	<b>424</b>	8,626
Gain on disposal of Investment properties	<b>157</b>	-	<b>392</b>	-
Net foreign exchange loss	<b>(725)</b>	(518)	<b>(213)</b>	(35)
	<b>(620)</b>	7,102	<b>596</b>	15,027

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**6. Expenses by nature**

<b>Group</b>	<b>2H 2023 S\$'000</b>	<b>2H 2022 S\$'000</b>	<b>FY 2023 S\$'000</b>	<b>FY 2022 S\$'000</b>
Allowance for/ (write-back of allowance for) impairment of trade receivables	<b>190</b>	(12)	<b>228</b>	119
Allowance for/ (write-back of allowance for) impairment of sundry debtors	-	276	<b>(295)</b>	613
(Write-back of allowance for)/allowance for impairment of loans to joint ventures	<b>(208)</b>	234	<b>(1,174)</b>	771
Allowance for impairment of investment securities	<b>864</b>	1,014	<b>864</b>	1,014
Depreciation of property, plant and equipment	<b>7,235</b>	5,756	<b>11,047</b>	10,022

**7. Taxation**

The major components of income tax expense in the condensed interim consolidated statement of comprehensive income are:

<b>Group</b>	<b>2H 2023 S\$'000</b>	<b>2H 2022 S\$'000</b>	<b>FY 2023 S\$'000</b>	<b>FY 2022 S\$'000</b>
Tax expense attributable to loss or profit is made up of:				
- Current income tax	<b>1,241</b>	820	<b>1,953</b>	1,599
- Deferred income tax	<b>(149)</b>	(68)	<b>(81)</b>	30
	<b>1,092</b>	752	<b>1,872</b>	1,629
(Over)/under provision in prior financial periods/years				
- Current income tax	<b>(56)</b>	68	<b>(552)</b>	(602)
- Deferred income tax	<b>(2)</b>	-	<b>(120)</b>	-
	<b>1,034</b>	820	<b>1,200</b>	1,027

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**8. Related party transactions**

The Group has significant transactions with related parties during the financial year:

	<b>2H 2023</b>	2H 2022	<b>FY 2023</b>	FY 2022
	<b>S\$'000</b>	S\$'000	<b>S\$'000</b>	S\$'000
<u>Sales and purchases of goods and services</u>				
Progressive billings recognised from sale of residential property to related parties	-	349	-	349

Related party comprises parties which are controlled or significantly influenced by the Group's key management personnel and their close family members.

**9. Fair value measurements**

The following presents the assets and liabilities measured at fair value and classified by level of the following fair value measurement hierarchy:

- (i) quoted price (unadjusted) in active markets for identical assets or liabilities (Level 1);
- (ii) inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (is as prices) or indirectly (i.e. derived from prices) (Level 2); and
- (iii) inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

**Investment properties**

The Group's investment properties are measured at fair value based on valuations performed by independent professional valuers at least once a year. The valuation techniques and key unobservable inputs that were used to determine the fair value of the investment properties are classified within Level 3 of the fair value hierarchy.

**Other financial assets and liabilities**

The fair value of financial instruments traded in active markets (such as trading and available-for-sale securities) is based on quoted market prices at the balance sheet date. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in Level 1.

The fair value of financial instruments that are not traded in active market is determined by using valuation techniques. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each balance sheet date. Quoted market prices or dealer quotes for similar instruments with adjustment on the market price of linked listed equity securities and interest rate curve are used to estimate the fair value of unquoted short-term structured notes. These instruments are classified as Level 2.

For unquoted convertible notes, the fair value is determined using discounted cash flow analysis which involves the use of significant unobservable inputs. These instruments are classified as Level 3.



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**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS**  
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The following table presented the assets measured at fair value:

	Level 1 S\$'000	Level 2 S\$'000	Level 3 S\$'000	Total S\$'000
<b>Group</b>				
<b>As at 31 December 2023</b>				
Investment properties	-	-	100,989	100,989
Investment securities	7,750	-	-	7,750
<b>As at 31 December 2022</b>				
Investment properties	-	-	108,407	108,407
Investment securities	8,328	-	-	8,328

**10. Goodwill**

	<b>Group</b>	
	<b>As at 31 December 2023 S\$'000</b>	<b>As at 31 December 2022 S\$'000</b>
Cost	<u>5,078</u>	<u>5,078</u>

*Impairment tests for goodwill*

Goodwill arising from the Group's acquisition of Koh Brothers Eco Engineering Limited and its subsidiaries is allocated to the "Bio-Refinery and Renewable Energy" cash-generating unit ("CGU").

The Group tests the CGU annually for impairment or more frequently if there are indicators that the goodwill might be impaired.

The recoverable amount of the CGU was determined based on value-in-use calculation. Cash flow projections used in the value-in-use calculations were based on financial budgets approved by management covering a one-year period.

**11. Property, plant and equipment**

During the current financial year, the Group acquired assets amounted to S\$5,570,000 (2022: S\$7,894,000), and disposed assets at net book value amounted to S\$198,000 (2022: S\$2,851,000).

**KOH BROTHERS GROUP LIMITED**  
**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS**  
*For the financial year ended 31 December 2023*

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**12. Investment properties**

	<b>Group</b>	
	<b>2023</b>	2022
	<b>S\$'000</b>	S\$'000
Balance at 1 January	<b>108,407</b>	102,169
Disposal of investment properties	<b>(7,300)</b>	-
Fair value (loss)/gain recognised in profit or loss	<b>(7)</b>	6,436
Currency translation difference	<b>(111)</b>	(198)
Balance at 31 December	<b>100,989</b>	108,407

As at 31 December 2023, the Group's investment properties with a total carrying amount of S\$94,000,000 (31 December 2022: S\$101,180,000) are mortgaged to banks for banking facilities granted.

Valuation processes of the Group

The fair value of investment properties determined by independent professional valuers at least once a year based on the properties "As-Is" market value. They are carried at fair value at 31 December 2023 and 31 December 2022.

At each reporting date, management:

- provides all major inputs to the independent valuation report;
- assesses property valuation movements when compared to the prior year valuation reports; and
- holds discussions with the independent valuers.

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**13. Bank borrowing and lease liabilities**

	<b>Group</b>	
	<b>2023</b>	2022
	<b>S\$'000</b>	S\$'000
<u>Current</u>		
Bank borrowings payable within one year		
- Secured	<b>79,033</b>	124,793
- Unsecured	<b>50,767</b>	45,741
	<b>129,800</b>	170,534
Lease liabilities payable within one year	<b>5,004</b>	7,234
	<b>134,804</b>	177,768
<u>Non-current</u>		
Bank borrowings payable after one year		
- Secured	<b>77,623</b>	80,254
- Unsecured	<b>1,077</b>	2,344
	<b>78,700</b>	82,598
Lease liabilities payable after one year	<b>4,242</b>	6,687
	<b>82,942</b>	89,285
Total bank borrowings and lease liabilities	<b>217,746</b>	267,053

The Group's secured borrowings are secured by the Group's properties, plant and machinery, motor vehicles.

**14. Notes payables**

	<b>Group</b>	
	<b>2023</b>	2022
	<b>S\$'000</b>	S\$'000
<u>Unsecured</u>		
Balance at 1 January	<b>22,168</b>	70,000
Redemption of notes payables	-	(57,750)
Proceeds from issuance of new series of notes payables	-	10,500
Notes issuance expenses paid	-	(582)
Amortisation of notes issuance expenses	<b>177</b>	-
Balance at 31 December	<b>22,345</b>	22,168

The Company has established a S\$250 million Multicurrency Medium Term Note programme, under which the Company may, from time to time, issue notes in series or tranches in Singapore Dollars or in other currencies, in various amounts and tenors and interest rates agreed between Company and the relevant dealer. The net proceeds arising from the issue of notes will be used for general corporate purposes, financing investments and general working capital of the Group.

The Company issued the third series of notes amounting to S\$22,750,000 (including S\$12,250,000 exchanged from the second series of notes) in October 2022. The new notes bear a fixed rate of 6.50% per annum payables semi-annually in arrear and are due on 17 April 2026.

**KOH BROTHERS GROUP LIMITED**  
**E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS**  
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**15. Share capital**

	No. of ← ordinary shares →		← Amount →	
	Issued share <u>capital</u> '000	Treasury <u>shares</u> '000	Share <u>capital</u> S\$'000	Treasury <u>shares</u> S\$'000
<b>2023</b>				
Balance at 1 January and 31 December	<b>438,000</b>	<b>(25,541)</b>	<b>36,981</b>	<b>(7,983)</b>
<b>2022</b>				
Balance at 1 January and 31 December	438,000	(25,541)	36,981	(7,983)

All issued ordinary shares are fully paid. There is no par value for these ordinary shares. Fully paid ordinary shares carry one vote per share and carry a right to dividends as and when declared by the Company.

**KOH BROTHERS GROUP LIMITED**  
**F. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2**  
*For the financial year ended 31 December 2023*

- 1(i) **Details of any changes in the Company's share capital and arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other shares 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 also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial period reported on and as at the end of corresponding period of the immediately preceding financial year.**

	<b>No. of shares</b>	
	<b>As at 31 December 2023</b>	<b>As at 31 December 2022</b>
Total number of issued shares	<b>438,000,000</b>	438,000,000
Less: number of treasury shares	<b>(25,540,900)</b>	(25,540,900)
Total number of issued shares excluding treasury shares	<b>412,459,100</b>	412,459,100

- 1(ii) **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.**

	<b>No. of shares</b>	
	<b>As at 31 December 2023</b>	<b>As at 31 December 2022</b>
Total number of issued shares excluding treasury shares	<b>412,459,100</b>	412,459,100

- 1(iii) **A statement showing all sales, transfer, disposal, cancellation and/or use of treasury shares as at end of the current financial period reported on.**

	<b>No. of shares As at 31 December 2023</b>
	Beginning and end of the financial year

- 1(iv) **A statement showing all sales, transfer, cancellation and/or use of subsidiaries holdings as at the end of the current financial period reported on.**

Not applicable.

2. **Whether the figures have been audited, or reviewed and if so which auditing standard or practice has been followed**

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

3. **Where the figures have been audited or reviewed, the auditor's report (including any modification or emphasis of matter)**

Not applicable.

**KOH BROTHERS GROUP LIMITED****F. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2***For the financial year ended 31 December 2023*

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

Refer to note 2 - basis of preparation of the condensed interim consolidated financial statement.

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**

Refer to note 2 - basis of preparation of the condensed interim consolidated financial statement.

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

<b>Group</b>	<b>2H 2023 (cents)</b>	<b>2H 2022 (cent)</b>	<b>FY 2023 (cents)</b>	<b>FY 2022 (cents)</b>
(i) Basic	<b>(1.43)</b>	0.25	<b>(5.32)</b>	1.46
(ii) On a fully diluted basis	<b>(1.43)</b>	0.25	<b>(5.32)</b>	1.46

Basic earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to equity holders of the Company over the weighted average number of ordinary shares in issue during the current financial year of 412,459,100 ordinary shares (2022: 412,459,100 ordinary shares).

Diluted earnings per share

For the financial year ended 31 December 2023 and 31 December 2022, warrants of the Group's subsidiary, Koh Brothers Eco Engineering Limited ("KBE Warrants"), are not included in the calculation of diluted earnings per share because they are antidilutive.

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 as at the end of the (a) current financial period reported on and (b) immediately preceding financial year.**

	<b>Group</b>		<b>Company</b>	
	<b>As at 31 December 2023 (cents)</b>	<b>As at 31 December 2022 (cents)</b>	<b>As at 31 December 2023 (cents)</b>	<b>As at 31 December 2022 (cents)</b>
Net asset value per ordinary share based on existing issued share capital (excluding treasury shares) as at the end of the period reported on	<b>64.22</b>	<b>70.04</b>	<b>23.89</b>	<b>23.97</b>

The net asset value per share is calculated based on the issued share capital excluding treasury shares of 412,459,100 ordinary shares as at 31 December 2023 (31 December 2022: 412,459,100 ordinary shares).

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 any significant factors, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flows, working capital, assets or liabilities of the Group during the current financial period reported on.**

**(a) Review of Group Performance**

**2H 2023 VS 2H 2022**

Revenue

The Group's revenue decreased from S\$194.17 million in 2H 2022 to S\$159.66 million in 2H 2023. The decrease in revenue was mainly due to lower revenue contribution from the Construction and Building Materials segment, as certain construction projects are nearing completion.

Gross profit

The Group's gross profit decreased from S\$14.35 million in 2H 2022 to S\$8.57 million in 2H 2023. This was mainly due to prolonged construction periods for certain projects, which consequently led to higher material, manpower, subcontractor and development costs.

Other income and other (losses)/gains-net

Other income comprised mainly interest income which increased marginally to S\$0.89 million in 2H 2023. Other net (losses)/gains decreased from a gain of S\$7.1 million in 2H 2022 to a loss of S\$0.62 million in 2H 2023. The loss in 2H 2023 was mainly due to net foreign exchange loss arising from trade receivables and bank balances.

Expenses

Distribution expenses decreased from S\$3.34 million in 2H 2022 to S\$2.64 million in 2H 2023 mainly due to lower sales commission and marketing expenses incurred for development properties in 2H 2023.

Administrative expenses decreased marginally from S\$8.51 million in 2H 2022 to S\$8.29 million in 2H 2023 mainly due to lower staff costs.

Other expenses decreased from S\$1.56 million in 2H 2022 to S\$0.42 million in 2H 2023 mainly due to write-back of impairment on loans to joint ventures and lower impairment made on investment securities in 2H 2023.

Finance expenses increased from S\$6.37 million in 2H 2022 to S\$6.63 million in 2H 2023 mainly due to higher borrowing costs.

Depreciation expenses increased from S\$5.76 million in 2H 2022 to S\$7.24 million in 2H 2023 mainly due to increase in depreciable assets.

Share of profit of associated companies and joint ventures

Share of profit of associated companies and joint ventures increased from S\$0.48 million in 2H 2022 to S\$2.79 million in 2H 2023 mainly due to fair value gain on investment property held by a joint venture.

(Loss)/profit before income tax and net (loss)/profit attributable to equity holders of the Company

The Group has reported a loss before income tax of S\$6.36 million in 2H 2023 (2H2022: profit of S\$3.00 million) and net loss of S\$5.92 million (2H 2022: net profit of S\$1.02 million) attributable to the equity holders of the Company due to lower contribution and increased costs for ongoing construction projects from the Construction and Building Materials division. Loss per share for 2H 2023 stood at 1.43 Singapore cents, decreased from earnings per share of 0.25 Singapore cent in 2H 2022.

**FY 2023 VS FY 2022**

Revenue

The Group's revenue increased from S\$353.05 million in FY2022 to S\$356.25 million in FY2023 mainly contributed by a residential development property under the Real Estate division.

Gross profit

The Group's gross profit decreased from S\$26.04 million in FY 2022 to S\$7.51 million in FY 2023. This was mainly due to finalisation of construction projects and prolonged construction periods for certain projects, which consequently led to higher material, manpower and subcontractor costs.

Other income and other gains-net

Other income comprised mainly interest income which decreased from S\$1.62 million in FY 2022 to S\$1.37 million in FY 2023. Other gains decreased from S\$15.03 million in FY 2022 to S\$0.60 million in FY 2023 mainly due to absence of fair value gain on investment properties and lower gain recognised from disposal of properties, plant and equipment.

Expenses

Distribution expenses increased from S\$4.82 million in FY 2022 to S\$7.46 million in FY 2023 mainly due to higher sales commission and marketing expenses incurred from a residential development property.

Administrative expenses increased from S\$16.98 million in FY 2022 to S\$17.29 million in FY 2023 mainly due to higher professional fees incurred for project tendering and legal costs.

Other expenses recorded a credit of S\$0.76 million in FY 2023 mainly due to a write-back of impairment on loan to joint venture, partially offset by impairment made on investment securities.

Finance expenses increased from S\$10.79 million in FY 2022 to S\$14.03 million in FY 2023 mainly due to higher borrowing costs.

Depreciation expenses increased from S\$10.02 million in FY 2022 to S\$11.05 million in FY 2023 mainly due to increase in depreciable assets.

Share of profit of associated companies and joint ventures

Share of profit of associated companies and joint ventures increased from S\$1.63 million in FY 2022 to S\$2.73 million in FY 2023 mainly due to fair value gain on investment property held by a joint venture.

(Loss)/profit before income tax and net (loss)/profit attributable to equity holders of the Company

The Group reported a loss before income tax of S\$25.82 million in FY2023 (FY2022: profit of S\$9.25 million) and a net loss of S\$21.96 million (FY2022: profit of S\$6.01 million) attributable to the equity holders of the Company due to lower contribution and increased costs for ongoing construction projects, and finalisation of construction project accounts from the Construction and Building Materials division. Loss per share for FY2023 stood at 5.32 Singapore cents, decreased from earnings per share of 1.46 Singapore cents in FY2022.



**(b) Review of change in working capital, assets and liabilities**

Current assets

The Group's current assets decreased by S\$40.91 million mainly due to decrease in development properties of S\$92.95 million and partially offset by the increase in cash and bank balances of S\$13.40 million, trade and other receivables of S\$28.06 million and contract assets of S\$10.71 million. The decrease in development properties was mainly due to increase in progressive billing to the customers. The increase in trade and other receivables was due to reclassification of a non-trade receivables from non-current trade and other receivables based on the terms of payment. The increase in contract assets was mainly due to revenue recognised during the year and timing of billing to the customers.

Non-current assets

The Group's non-current assets decreased by S\$37.63 million mainly due to decrease in trade and other receivables of S\$24.23 million, investment properties of S\$7.42 million and property, plant and equipment of S\$6.27 million. The decrease in trade and other receivables was mainly due to reclassification as mentioned above. The decrease in investment properties was due to disposal. The decrease in property, plant and equipment is mainly due to depreciation charges offset by additions during the financial year.

Current liabilities

The Group's current liabilities decreased by S\$42.98 million mainly due to the decrease in bank borrowings and lease liabilities of S\$42.96 million and partially offset by increase in contract liabilities of S\$10.72 million. The increase in contract liabilities was mainly due to advances received from customers.

Non-current liabilities

The Group's non-current liabilities decreased by S\$5.10 million mainly due to decrease of bank borrowings and lease liabilities of S\$6.34 million.

**(c) Review of change in cash flow**

The Group reported a net increase in cash and bank balances mainly due to increase in net cash provided by operating activities and investing activities, partially offset by net cash used in financing activities.

The net cash used in financing activities was primarily due to net repayments of bank borrowings and lease liabilities.

**(d) Review of changes in turnover and earnings by business and geographical segments**

By Business Segment

The Group's revenue increase marginally from S\$353.05 million in FY2022 to S\$356.25 million in FY2023. This was mainly contributed by the Real Estate division. The Group suffered a loss before income tax of S\$ 25.82 million in the current financial year, compared to a profit of S\$ 9.25 million in FY2022. This was mainly due to increased costs from prolonged construction periods for certain projects under the Construction and Building Materials segment.

By Geographical Segment

Total revenue were mainly attributed to the Singapore market for both FY2023 and FY2022. The revenue from the Singapore market decreased from S\$301.53 million in FY2022 to S\$296.91 million in FY2023. The revenue from Indonesia market increased from S\$31.52 million in FY2022 to S\$46.13 million in FY2023. The revenue from Malaysia and Other market recognised a marginal decrease in FY2023 as compared to FY2022.

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

The current announced results are in line with the general prospect commentary previously disclosed in the results announcement for the financial period ended 30 June 2023.

**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.**

Based on advance estimates from the Ministry of Trade and Industry announced on 2 January 2024, the Singapore economy grew by 2.8% on a year-on-year basis in the fourth quarter of 2023. This was faster than the 1.0% growth in the previous quarter. For the whole of 2023, the economy grew by 1.2%, moderating from the 3.6% growth in 2022.

According to the projection by the Building and Construction Authority Singapore ("BCA") on 15 January 2024, the total construction demand in 2024 is projected to be between S\$32 billion and S\$38 billion, with the public sector contributing about 55% of the total demand. The public sector is expected to drive total construction demand in 2024, reaching between S\$18 billion and S\$21 billion, mainly from public housing and infrastructure projects. Some of the major upcoming public sector projects scheduled to be awarded in 2024 include the Housing and Development Board's (HDB) new Built-To-Order (BTO) developments, additional Cross Island MRT Line contracts (Phase 2), infrastructure works for the future Changi Airport Terminal 5, Tuas Port developments and other major road enhancement and drainage improvement works. Over the medium-term, BCA expects a steady improvement in construction demand and it is projected to reach between S\$31 billion and S\$38 billion per year from 2025 to 2028.

The Group expects the construction industry to remain challenging with an increasingly competitive environment, high interest rates, energy, material, manpower and operating costs. The Group will continue to focus on recovering the cost of performing the variation orders from customers while also monitor closely the progress and costs for ongoing construction projects. The Group will also continue to leverage on its track record, experience and capabilities to tender for more construction projects.

Latest statistics from the Urban Redevelopment Authority showed that prices of private residential properties increased by 2.8% in the fourth quarter of 2023, compared with a 0.8% increase in the previous quarter. For the whole of 2023, prices of private residential properties increased by 6.8%, moderating from the 8.6% increase in 2022. With high interest rate and a challenging operating environment, the Group expects the private residential market to remain challenging. Moving forward, the Group will continue to take a cautious approach and be selective in replenishing its land bank.

**11. Dividend**

(a) **Current Financial Period Reported On:**

Any dividend declared for the current financial period reported on? No

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

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

Yes

Name of dividend	Final
Dividend type	Cash
Dividend amount per share	0.20 Singapore cent per ordinary share
Tax rate	Tax exempt

(c) **Date payable**

Not applicable.

(d) **Book closure date**

Not applicable.

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

In view of the challenging business environment and the financial performance of the Group, no dividend is recommended for the current financial year ended 31 December 2023.

**13. Breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows: (a) Ordinary; (b) Preference; (c) Total**

	<b>FY 2023</b> <b>(S\$'000)</b>	<b>FY 2022</b> <b>(S\$'000)</b>
Ordinary dividend		
Final dividend	-	825
Total annual dividend	-	825

The Company has no preference dividend for the financial year ended 31 December 2023 and 31 December 2022.

**14. Interested Person Transaction**

There is no interested person transaction more than S\$100,000 during the period under review pursuant to Rule 920 of the Listing Manual.

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

**15. Disclosure on acquisition and realisation of shares pursuant to Rule 706A of the Listing Manual**

There is no acquisition or realisation of shares pursuant to Rule 706a of the Listing Manual during the period under review.

**16. Confirmation pursuant to Rule 720(1) of the Listing Manual**

The Company confirms that it 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.

**KOH BROTHERS GROUP LIMITED****F. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2***For the financial year ended 31 December 2023*

- 17. Disclosure of person 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 pursuant to Rule 701(11) in the format below. If there are no such persons, the issuers must make an appropriate negative announcement.**

Name	Age	Family relationship with any Director and/or substantial shareholder	Current position and duties, and the year the position was held	Detail of changes in the duties and position held, if any, during the year
Phua Siew Gaik	58	Spouse of Mr Koh Keng Siang, daughter-in-law of Mdm Quek Chee Nee, and sister-in-law of Mr Koh Keng Hiong	Senior Group Human Resources and Administration Manager since 2015. Responsible for overseeing the Group's human resources and administration function.	Nil
Erliana Sutadi	54	Spouse of Mr Koh Keng Hiong, daughter-in-law of Mdm Quek Chee Nee, and sister-in-law of Mr Koh Keng Siang	Office Manager, Oxford Hotel, since 2000. Responsible for office administration.	Nil
Koh Keng Seng	60	Nephew of Mr Koh Teak Huat and cousin of Mr Koh Keng Siang and Mr Koh Keng Hiong	Executive Director, Construction division, since 2008. Responsible for overseeing machinery, equipment and logistic functions.	Nil
Phua Eng Hong	61	Brother-in-law of Mr Koh Keng Siang	Director of Dalian Megacity Trading Co., Ltd, since 2008. No executive duties.	Nil
Koh Kheng Yeow	56	Nephew of Mr Koh Teak Huat and cousin of Mr Koh Keng Siang and Mr Koh Keng Hiong	Director of Dalian Megacity Trading Co., Ltd, since 2008. No executive duties.	Nil

By Order of the Board

Koh Keng Siang  
Executive Chairman and Group CEOKoh Keng Hiong  
Executive Director

9 February 2024