

AF Global Limited

Company Registration No.197301118N
(Incorporated in the Republic of Singapore)

**UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF-YEAR AND FULL YEAR ENDED 31 DECEMBER 2022**

TABLE OF CONTENTS

- A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**
- B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION**
- C. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS**
- D. CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY**
- E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS**
- F. OTHER INFORMATION REQUIRED BY APPENDIX 7.2 OF THE LISTING MANUAL OF SINGAPORE EXCHANGE SECURITIES TRADING LIMITED ("SGX-ST")**

A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Group			Group		
	01.07.2022 to 31.12.2022 ("2H2022")	01.07.2021 to 31.12.2021 ("2H2021")	Change	01.01.2022 to 31.12.2022 ("12M2022")	01.01.2021 to 31.12.2021 ("12M2021")	Change
Note	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue	10,298	3,347	208	16,240	5,379	202
Cost of sales	(5,129)	(3,627)	41	(9,465)	(7,195)	32
Gross profit/(loss)	5,169	(280)	NM	6,775	(1,816)	NM
Other operating income	199	264	(25)	371	370	-
Marketing expenses	(418)	(285)	47	(777)	(486)	60
Administrative expenses	(2,733)	(1,905)	43	(4,843)	(4,585)	6
Other operating expenses	(2,477)	(2,200)	13	(4,514)	(4,344)	4
Operating loss	(260)	(4,406)	(94)	(2,988)	(10,861)	(72)
Finance costs	(477)	(344)	39	(844)	(688)	23
Share of results of joint venture companies	1,790	1,851	(3)	3,267	3,239	1
Profit/(loss) before taxation	1,053	(2,899)	NM	(565)	(8,310)	(93)
Taxation	238	(293)	NM	(66)	(668)	(90)
Profit/(loss) for the period	1,291	(3,192)	NM	(631)	(8,978)	(93)
Other comprehensive income:						
<u>Items that may be reclassified subsequently to profit or loss</u>						
Foreign currency translation	(3,448)	(5,408)	(36)	(8,496)	(10,440)	(19)
Fair value loss on investment securities	(180)	(54)	233	(349)	(16)	2,081
<u>Items that will not be reclassified to profit or loss</u>						
Fair value (loss)/gain on investment securities	(3,833)	459	NM	(5,126)	505	NM
Net surplus/(deficit) on revaluation of property, plant and equipment	3,086	(463)	NM	3,086	(463)	NM
Other comprehensive income for the period, net of tax	(4,375)	(5,466)	(20)	(10,885)	(10,414)	5
Total comprehensive income for the period	(3,084)	(8,658)	(64)	(11,516)	(19,392)	(41)
Profit/(loss) for the period attributable to:						
Shareholders of the Company	759	(2,042)	NM	(553)	(5,826)	(91)
Non-controlling interests	532	(1,150)	NM	(78)	(3,152)	(98)
	1,291	(3,192)	NM	(631)	(8,978)	(93)
Total comprehensive income for the period attributable to:						
Shareholders of the Company	(4,036)	(5,776)	(30)	(10,663)	(12,376)	(14)
Non-controlling interests	952	(2,882)	NM	(853)	(7,016)	(88)
	(3,084)	(8,658)	(64)	(11,516)	(19,392)	(41)
Earnings/(loss) per share (cents)						
- Basic	0.07	(0.19)		(0.05)	(0.55)	
- Diluted	0.07	(0.19)		(0.05)	(0.55)	

'NM': Not meaningful.

A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

Other information:

	Group			Group		
	2H2022 S\$'000	2H2021 S\$'000	Change %	12M2022 S\$'000	12M2021 S\$'000	Change %
Other operating income:						
Interest income from fixed deposits	180	217	(17)	320	303	6
Gain on sale of investment securities	-	-	-	9	14	(36)
Gain on sale of property, plant and equipment	9	-	NM	10	4	150
Others	10	47	(79)	32	49	(35)
	<u>199</u>	<u>264</u>	<u>(25)</u>	<u>371</u>	<u>370</u>	<u>-</u>
Other operating expenses (**):						
Payroll and other indirect overheads	(685)	(519)	32	(1,259)	(999)	26
Utilities	(685)	(288)	138	(1,155)	(569)	103
Legal and professional fees	(434)	(268)	62	(563)	(544)	3
Foreign currency losses (#)	(523)	(929)	(44)	(1,256)	(1,930)	(35)
Others	(150)	(196)	(23)	(281)	(302)	(7)
	<u>(2,477)</u>	<u>(2,200)</u>	<u>13</u>	<u>(4,514)</u>	<u>(4,344)</u>	<u>4</u>
Profit/(loss) before taxation is stated after crediting/(charging):						
Depreciation of property, plant and equipment	(1,851)	(2,175)	(15)	(3,857)	(4,464)	(14)
Depreciation of right-of-use asset	(31)	(56)	(45)	(61)	(112)	(46)
Amortisation of club memberships	(2)	(2)	-	(3)	(3)	-
Expected credit losses on trade receivables	-	(3)	NM	-	(3)	NM
Writeback of expected credit losses on trade receivables	3	6	(50)	3	57	(95)
Property, plant and equipment written off	(13)	(20)	(35)	(14)	(37)	(62)

'NM': Not meaningful.

** Excluding foreign currency losses, the higher other operating expenses for both 2H2022 and 12M2022 was mainly attributed to costs incurred by Holiday Inn Resort Phuket (hereinafter "HIRP") as rooms at Main Wing progressively reopened and Thai border restrictions lifted. The higher legal and professional fees in 2H2022 mainly arose from litigation in respect of shareholders dispute for the joint venture company, Xuzhou YinJian LumChang Real Estate Development Co., Ltd in Xuzhou, PRC (hereinafter "XZYJLC").

The foreign currency losses were mainly attributed to translation loss arising from translating Singapore Dollar denominated inter-company interest payable as Thai Baht had depreciated against Singapore Dollar. The decrease in both 2H2022 and 12M2022 was due to lower depreciation of Thai Baht and weaker Renminbi on Renminbi denominated payables, partially offset by realised exchange loss on repayment of United States Dollar denominated inter-company loan due to weaker Laotian Kip.

NOTES

- Cost of sales comprised mainly direct costs, depreciation and overheads in respect of the Group's hospitality business.
- Administrative expenses comprised mainly payroll, expenses for the administration of the business including hotel management fee and statutory expenses. The higher administrative expenses was mainly attributed to higher hotel management fee and overheads.
- The higher finance costs was due to higher interest rates.
- This constitutes mainly our share of profits from Knight Frank group of companies in Singapore.
- The lower tax expense in both 2H2022 and 12M2022 was mainly attributed to reversal of deferred tax provision on unremitted inter-company interest income. Current tax expense was higher in both 2H2022 and 12M2022 mainly due to extension of the one-off tax reduction for Cityview Apartments and Commercial Centre in the corresponding periods last year.
- Foreign currency translation in other comprehensive income comprised exchange differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency (Singapore Dollar); and the realisation of such exchange differences to profit or loss. The translation loss in both 2H2022 and 12M2022 was mainly attributed to weaker Thai Baht, Vietnamese Dong and Laotian Kip. The translation loss in 2H2021 and 12M2021 was mainly attributed to weaker Thai Baht and Laotian Kip partially offset by stronger Renminbi.
- These were mainly in respect of the fair value movements of the Group's investment in XZYJLC and unquoted equity securities classified under non-current assets as well as quoted debt securities classified under current assets.
- This was in respect of the fair value movements of the Group's land and buildings arising from revaluation exercises carried out.

B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	Note	Group		Company	
		31.12.2022 S\$'000	31.12.2021 S\$'000	31.12.2022 S\$'000	31.12.2021 S\$'000
Non-current assets					
Property, plant and equipment	(a)	196,626	207,415	-	-
Intangible assets		31	35	-	-
Right-of-use asset		709	772	-	-
Subsidiary companies		-	-	295,455	296,296
Joint venture companies		35,628	34,679	-	-
Investment securities		4,033	4,033	-	-
Deferred tax assets		249	249	-	-
Investment in XZYJLC	(b)	50,627	55,527	-	-
		<u>287,903</u>	<u>302,710</u>	<u>295,455</u>	<u>296,296</u>
Current assets					
Investment securities	(c)	13,664	14,086	-	-
Inventories		224	123	-	-
Trade receivables	(d)	715	136	-	-
Other receivables		762	686	247	155
Prepayments		150	179	5	9
Cash and short-term deposits		14,878	13,416	277	846
		<u>30,393</u>	<u>28,626</u>	<u>529</u>	<u>1,010</u>
Current liabilities					
Trade payables	(d)	1,732	983	-	-
Other payables and accruals	(d)	5,389	4,840	528	455
Provision for taxation		75	82	13	13
Lease liabilities		33	28	-	-
Loans and borrowings	(e)	20,007	12,092	9,400	9,432
		<u>27,236</u>	<u>18,025</u>	<u>9,941</u>	<u>9,900</u>
Net current assets/(liabilities)	(f)	3,157	10,601	(9,412)	(8,890)
Non-current liabilities					
Amount due to a subsidiary company	(g)	-	-	15,465	17,792
Lease liabilities		826	864	-	-
Loans and borrowings	(e)	3,432	13,193	1,160	1,910
Deferred tax liabilities		24,454	25,203	-	-
		<u>28,712</u>	<u>39,260</u>	<u>16,625</u>	<u>19,702</u>
Net assets		<u>262,348</u>	<u>274,051</u>	<u>269,418</u>	<u>267,704</u>
Equity attributable to shareholders of the Company					
Share capital		209,518	209,518	209,518	209,518
Reserves		2,025	12,448	59,900	58,186
		<u>211,543</u>	<u>221,966</u>	<u>269,418</u>	<u>267,704</u>
Non-controlling interests		50,805	52,085	-	-
Total equity		<u>262,348</u>	<u>274,051</u>	<u>269,418</u>	<u>267,704</u>

NOTES

- (a) Apart from depreciation, the decrease was mainly attributed to weaker Thai Baht and Laotian Kip, partially offset by surplus on revaluation of property, plant and equipment.
- (b) The decrease in fair value of the Group's investment in XZYJLC was due to weaker Renminbi.
- (c) The movement was mainly due to decrease in fair value of the quoted debt securities.
- (d) The increase in trade receivables, trade payables and other payables and accruals was mainly due to the rise in business activities of HIRP and Somerset Vientiane.
- (e) Overall, external borrowings of the Group and the Company decreased mainly due to instalment repayment of term loans. However, the Group's current external borrowings increased mainly because the non-current portion of a term loan was reclassified to current and another term loan was due for repayment within the next twelve months. The lender had extended the repayment of a portion of the aforesaid term loans, subsequent to the year end.
- (f) The decrease in net current assets of the Group was mainly due to the increase in current external borrowings as mentioned in Note (e) above.
- (g) The decrease was due to settlement of the amount owing to a subsidiary company.

C. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Group	
	12M2022	12M2021
	S\$'000	S\$'000
Cash flows from operating activities:		
Loss before taxation	(565)	(8,310)
Adjustments for:		
Depreciation of property, plant and equipment	3,857	4,464
Depreciation of right-of-use asset	61	112
Gain on sale of property, plant and equipment	(10)	(4)
Property, plant and equipment written off	14	37
Gain on sale of investment securities	(9)	(14)
Share of results of joint venture companies	(3,267)	(3,239)
Amortisation of club memberships	3	3
Interest income	(1,176)	(1,167)
Finance costs	844	688
Unrealised foreign exchange differences	1,409	2,094
Operating profit/(loss) before reinvestment in working capital	1,161	(5,336)
(Increase)/decrease in inventories	(114)	18
Increase in receivables and prepayments	(748)	(14)
Increase/(decrease) in payables	1,510	(349)
Cash flows from/(used) in operations	1,809	(5,681)
Interest received	1,190	1,100
Interest paid	(708)	(613)
Income taxes paid	(207)	(352)
Net cash flows from/(used in) operating activities	2,084	(5,546)
Cash flows from investing activities:		
Dividend received	2,200	1,650
Proceeds from sale of property, plant and equipment	12	5
Purchase of property, plant and equipment	(214)	(72)
Purchase of investment securities	(2,500)	(3,000)
Proceeds from sale of investment securities	2,506	3,009
Net cash flows from investing activities	2,004	1,592
Cash flows from financing activities:		
Proceeds from bank loans	2,013	2,757
Repayment of bank loans	(3,350)	(1,097)
Repayment of loans from a non-controlling interest	(114)	(160)
Repayment of lease liabilities	(103)	(158)
Dividend paid to a non-controlling interest	(313)	(324)
Net cash flows (used in)/from financing activities	(1,867)	1,018
Net increase/(decrease) in cash and cash equivalents	2,221	(2,936)
Effects of exchange rate changes on cash and cash equivalents	(759)	(291)
Cash and cash equivalents at beginning of year	13,362	16,589
Cash and cash equivalents at end of year	14,824	13,362

NOTES

- (a) Cash and cash equivalents comprised the following amounts:

Fixed deposits	7,552	8,025
Cash and bank balances	7,326	5,391
Cash and short-term deposits per Consolidated Statement of Financial Position	14,878	13,416
Less : Fixed deposit pledged	(54)	(54)
Cash and cash equivalents per Consolidated Statement of Cash Flows	14,824	13,362

- (b) The deficit in cash flows from operations for 12M2021 was mainly attributed to adverse impact of the COVID-19 pandemic on the Group's hospitality business.

D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Group	-----Attributable to shareholders of the Company-----						Accumulated losses S\$'000	Total reserves S\$'000	Non-controlling interests S\$'000	Total equity S\$'000
	Share capital S\$'000	Capital and other reserves S\$'000	Legal reserve S\$'000	Foreign currency translation reserve S\$'000	Asset revaluation reserve S\$'000	Other reserves (#) S\$'000				
12M2022										
As at 1 January 2022	209,518	46,302	30	(965)	47,742	(505)	(33,854)	12,448	52,085	274,051
Loss for the year	-	-	-	-	-	-	(553)	(553)	(78)	(631)
Other comprehensive income for the year, net of tax	-	(10,110)	-	(6,305)	1,670	(5,475)	-	(10,110)	(775)	(10,885)
Total comprehensive income for the year	-	(10,110)	-	(6,305)	1,670	(5,475)	(553)	(10,663)	(853)	(11,516)
<i>Others</i>										
Dividend paid to a non-controlling interest	-	-	-	-	-	-	-	-	(313)	(313)
Repayment of loans from a non-controlling interest	-	-	-	-	-	-	-	-	(114)	(114)
Transfer from foreign currency translation reserve to fair value adjustment reserve and revenue reserve (^)	-	3,806	-	(1,094)	-	4,900	(3,806)	-	-	-
Share of reserves of a joint venture company	-	6	-	-	-	6	(13)	(7)	-	(7)
Increase in net assets of a joint venture company	-	-	-	-	-	-	247	247	-	247
Total others	-	3,812	-	(1,094)	-	4,906	(3,572)	240	(427)	(187)
As at 31 December 2022	209,518	40,004	30	(8,364)	49,412	(1,074)	(37,979)	2,025	50,805	262,348
12M2021										
As at 1 January 2021	209,518	52,791	30	5,565	48,251	(1,055)	(28,153)	24,638	59,585	293,741
Loss for the year	-	-	-	-	-	-	(5,826)	(5,826)	(3,152)	(8,978)
Other comprehensive income for the year, net of tax	-	(6,550)	-	(6,530)	(509)	489	-	(6,550)	(3,864)	(10,414)
Total comprehensive income for the year	-	(6,550)	-	(6,530)	(509)	489	(5,826)	(12,376)	(7,016)	(19,392)
<i>Others</i>										
Dividend paid to a non-controlling interest	-	-	-	-	-	-	-	-	(324)	(324)
Repayment of loans from a non-controlling interest	-	-	-	-	-	-	-	-	(160)	(160)
Share of reserves of a joint venture company	-	61	-	-	-	61	(61)	-	-	-
Increase in net assets of a joint venture company	-	-	-	-	-	-	186	186	-	186
Total others	-	61	-	-	-	61	125	186	(484)	(298)
As at 31 December 2021	209,518	46,302	30	(965)	47,742	(505)	(33,854)	12,448	52,085	274,051

#: Other reserves comprise fair value adjustment reserve which is used to record the cumulative net change in fair value of financial assets and share of reserves of a joint venture company.

^: This transfer relates to the realisation of foreign currency translation loss and subsequent measurement of the Group's investment in XZYJLC at fair value through other comprehensive income in accordance with SFRS(I) 9 *Financial Instruments*.

D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (Continued)

Company	Share capital S\$'000	Revenue reserve S\$'000	Total equity S\$'000
<u>12M2022</u>			
As at 1 January 2022	209,518	58,186	267,704
Profit for the year, representing total comprehensive income for the year	-	1,714	1,714
As at 31 December 2022	209,518	59,900	269,418
<u>12M2021</u>			
As at 1 January 2021	209,518	57,170	266,688
Profit for the year, representing total comprehensive income for the year	-	1,016	1,016
As at 31 December 2021	209,518	58,186	267,704

1. Corporate information

AF Global Limited (the "Company") is a limited liability company incorporated and domiciled in Singapore and listed on Singapore Exchange Securities Trading Limited ("SGX-ST").

These condensed interim consolidated financial statements as at, for the second half-year and full year ended 31 December 2022 comprised the Company and its subsidiaries (collectively, the "Group").

The principal activities of the Company are investment holding and the provision of management services to its subsidiary companies. The subsidiary and joint venture companies invest in properties, develop properties for sale, provide a full suite of real estate consultancy services and own and operate hotels and serviced residences.

2. Basis of preparation

The condensed interim financial statements for the second half-year and full year ended 31 December 2022 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 performance of the Group since the last interim financial statements for the half-year ended 30 June 2022.

The accounting policies and methods of computation adopted are consistent with those of the previous financial year except in the current financial year, the Group has adopted all new and amendments to SFRS(I) relevant to the Group's operations which are effective for annual periods beginning on 1 January 2022. The adoption of these standards did not result in any significant impact on the financial performance or financial position of the Group and the Company.

The condensed interim financial statements are presented in Singapore Dollars ("SGD" or "\$") and all values are rounded to the nearest thousand (S\$'000) unless otherwise stated.

2.1 New and amendments to SFRS(I) adopted

A number of amendments to SFRS(I) have become applicable for the current financial year. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

2.2 Significant accounting estimates and judgments

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

The significant judgments 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 ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

3. Seasonal operations

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

E. NOTES TO CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

4. Segment information

For management purposes, the Group is organised into business units based on the nature of products and services provided.

The reportable operating segments are as follows:

The property segment relates to project and property management, real estate consultancy services, investment in properties and development of properties for sale.

The hotel and serviced residence segment relates to ownership and operation of hotels and serviced residences.

The others segment relates mainly to investment holding activities.

	Group			
	Property	Hotel and serviced residence	Others	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000
2H2022				
Segment revenue				
Total segment sales	-	9,867	3,067	12,934
Inter-segment sales	-	-	(2,636)	(2,636)
Revenue	-	9,867	431	10,298
Segment results	(352)	326	(234)	(260)
Finance costs	-	(227)	(250)	(477)
Share of results of joint venture companies	1,790	-	-	1,790
Profit/(loss) before taxation	1,438	99	(484)	1,053
Taxation	-	226	12	238
Profit/(loss) for the period	1,438	325	(472)	1,291
Segment assets	60	213,579	456	214,095
Investment in joint venture companies	35,628	-	-	35,628
Investment securities	-	-	17,697	17,697
Deferred tax assets	-	229	20	249
Investment in XZYJLC	50,627	-	-	50,627
Total assets	86,315	213,808	18,173	318,296
Segment liabilities	667	6,706	607	7,980
Loans and borrowings	-	12,879	10,560	23,439
Tax liabilities	53	24,461	15	24,529
Total liabilities	720	44,046	11,182	55,948
Other segment information:				
Capital expenditures	-	141	-	141
Depreciation of property, plant and equipment	-	1,851	-	1,851
Depreciation of right-of-use asset	-	31	-	31
Amortisation expenses	-	2	-	2
Interest income	-	176	435	611
Property, plant and equipment written off	-	13	-	13

E. NOTES TO CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
4. Segment information (continued)

	Group			
	Property	Hotel and serviced residence	Others	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000
2H2021				
<i>Segment revenue</i>				
Total segment sales	-	3,106	2,269	5,375
Inter-segment sales	-	(194)	(1,834)	(2,028)
Revenue	-	2,912	435	3,347
Segment results	(278)	(3,926)	(202)	(4,406)
Finance costs	-	(206)	(138)	(344)
Share of results of joint venture companies	1,851	-	-	1,851
Profit/(loss) before taxation	1,573	(4,132)	(340)	(2,899)
Taxation	1	(320)	26	(293)
Profit/(loss) for the period	1,574	(4,452)	(314)	(3,192)
Segment assets	87	221,703	972	222,762
Investment in joint venture companies	34,679	-	-	34,679
Investment securities	-	-	18,119	18,119
Deferred tax assets	-	249	-	249
Investment in XZYJLC	55,527	-	-	55,527
Total assets	90,293	221,952	19,091	331,336
Segment liabilities	771	5,474	470	6,715
Loans and borrowings	-	13,943	11,342	25,285
Tax liabilities	53	25,151	81	25,285
Total liabilities	824	44,568	11,893	57,285
Other segment information:				
Capital expenditures	-	44	-	44
Depreciation of property, plant and equipment	-	2,175	-	2,175
Depreciation of right-of-use asset	-	56	-	56
Amortisation expenses	-	2	-	2
Interest income	-	217	435	652
Property, plant and equipment written off	-	20	-	20

E. NOTES TO CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

4. Segment information (continued)

	Group			
	Property	Hotel and serviced residence	Others	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000
12M2022				
Segment revenue				
Total segment sales	-	15,384	3,771	19,155
Inter-segment sales	-	-	(2,915)	(2,915)
Revenue	-	15,384	856	16,240
Segment results	(450)	(2,114)	(424)	(2,988)
Finance costs	-	(444)	(400)	(844)
Share of results of joint venture companies	3,267	-	-	3,267
Profit/(loss) before taxation	2,817	(2,558)	(824)	(565)
Taxation	-	(53)	(13)	(66)
Profit/(loss) for the year	2,817	(2,611)	(837)	(631)
Segment assets	60	213,579	456	214,095
Investment in joint venture companies	35,628	-	-	35,628
Investment securities	-	-	17,697	17,697
Deferred tax assets	-	229	20	249
Investment in XZYJLC	50,627	-	-	50,627
Total assets	86,315	213,808	18,173	318,296
Segment liabilities	667	6,706	607	7,980
Loans and borrowings	-	12,879	10,560	23,439
Tax liabilities	53	24,461	15	24,529
Total liabilities	720	44,046	11,182	55,948
Other segment information:				
Capital expenditures	-	214	-	214
Depreciation of property, plant and equipment	-	3,857	-	3,857
Depreciation of right-of-use asset	-	61	-	61
Amortisation expenses	-	3	-	3
Interest income	-	316	860	1,176
Property, plant and equipment written off	-	14	-	14

E. NOTES TO CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
4. Segment information (continued)

	Group			
	Property	Hotel and serviced residence	Others	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000
12M2021				
Segment revenue				
Total segment sales	-	4,709	3,072	7,781
Inter-segment sales	-	(194)	(2,208)	(2,402)
Revenue	-	4,515	864	5,379
Segment results	(604)	(9,897)	(360)	(10,861)
Finance costs	-	(414)	(274)	(688)
Share of results of joint venture companies	3,239	-	-	3,239
Profit/(loss) before taxation	2,635	(10,311)	(634)	(8,310)
Taxation	1	(668)	(1)	(668)
Profit/(loss) for the year	2,636	(10,979)	(635)	(8,978)
Segment assets	87	221,703	972	222,762
Investment in joint venture companies	34,679	-	-	34,679
Investment securities	-	-	18,119	18,119
Deferred tax assets	-	249	-	249
Investment in XZYJLC	55,527	-	-	55,527
Total assets	90,293	221,952	19,091	331,336
Segment liabilities	771	5,474	470	6,715
Loans and borrowings	-	13,943	11,342	25,285
Tax liabilities	53	25,151	81	25,285
Total liabilities	824	44,568	11,893	57,285
Other segment information:				
Capital expenditures	-	72	-	72
Depreciation of property, plant and equipment	-	4,464	-	4,464
Depreciation of right-of-use asset	-	112	-	112
Amortisation expenses	-	3	-	3
Interest income	-	303	864	1,167
Property, plant and equipment written off	-	37	-	37

5. Revenue

Segments	Group					
	Hotel and serviced residence		Others		Total	
	2H2022 S\$'000	2H2021 S\$'000	2H2022 S\$'000	2H2021 S\$'000	2H2022 S\$'000	2H2021 S\$'000
Primary geographical markets						
Singapore	-	-	431	435	431	435
Thailand	8,100	1,667	-	-	8,100	1,667
Vietnam	798	832	-	-	798	832
Lao People's Democratic Republic	969	413	-	-	969	413
	9,867	2,912	431	435	10,298	3,347
Major product or service lines						
Revenue from room, food & beverage and services rendered	9,456	2,521	-	-	9,456	2,521
Rental income	411	391	-	-	411	391
Interest income	-	-	431	435	431	435
	9,867	2,912	431	435	10,298	3,347
Timing of transfer of goods or services						
At a point in time	9,456	2,521	431	435	9,887	2,956
Over time	411	391	-	-	411	391
	9,867	2,912	431	435	10,298	3,347
	12M2022 S\$'000	12M2021 S\$'000	12M2022 S\$'000	12M2021 S\$'000	12M2022 S\$'000	12M2021 S\$'000
Primary geographical markets						
Singapore	-	-	856	864	856	864
Thailand	12,211	1,800	-	-	12,211	1,800
Vietnam	1,670	1,798	-	-	1,670	1,798
Lao People's Democratic Republic	1,503	917	-	-	1,503	917
	15,384	4,515	856	864	16,240	5,379
Major product or service lines						
Revenue from room, food & beverage and services rendered	14,530	3,716	-	-	14,530	3,716
Rental income	854	799	-	-	854	799
Interest income	-	-	856	864	856	864
	15,384	4,515	856	864	16,240	5,379
Timing of transfer of goods or services						
At a point in time	14,530	3,716	856	864	15,386	4,580
Over time	854	799	-	-	854	799
	15,384	4,515	856	864	16,240	5,379

A breakdown of sales:

	Group		
	12M2022 S\$'000	12M2021 S\$'000	Change %
Sales reported for first half year	5,942	2,032	192
Operating loss after taxation before deducting non-controlling interests reported for first half year	(1,922)	(5,786)	(67)
Sales reported for second half year	10,298	3,347	208
Operating profit/(loss) after taxation before deducting non-controlling interests reported for second half year	1,291	(3,192)	NM

NM': Not meaningful.

E. NOTES TO CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

6. Related party disclosures

Group			
2H2022	2H2021	12M2022	12M2021
S\$'000	S\$'000	S\$'000	S\$'000

Related parties

Aspial Corporation Limited and its subsidiary companies:

Interest income received	431	435	856	864
Recharge of staff cost and rental receivable	103	9	103	9
Purchase of investment securities	-	-	(2,500)	(3,000)
Corporate service fee paid	(228)	(228)	(456)	(456)
Rental and maintenance expenses paid	(88)	(94)	(182)	(212)

Fragrance Group Limited# and its subsidiary companies:

Facilities management fee received by a joint venture company of the Group*	66	85	154	169
Agency commission received by a joint venture company of the Group*	-	80	13	80

A joint venture company of Aspial Corporation Limited and Fragrance Group Limited :

Agency commission received by a joint venture company of the Group*	-	-	-	33
---	---	---	---	----

a company in which Mr Koh Wee Meng has an interest of 30% or more. Mr Koh Wee Seng, a controlling shareholder of the Company, and Mr Koh Wee Meng are siblings.

* based on the Group's effective interest in the transactions.

7. Taxation

The major components of income tax expense were:

Group			
2H2022	2H2021	12M2022	12M2021
S\$'000	S\$'000	S\$'000	S\$'000
Current tax			
- Current year	81	73	201
- Under/(over) provision in respect of prior year	2	(25)	2
Deferred tax			
- Origination and reversal of temporary differences	(323)	205	(139)
- Under provision in respect of prior year	2	40	2
Income tax expense recognised in profit or loss	(238)	293	66

8. Net asset value

	Group		Company	
	31.12.2022	31.12.2021	31.12.2022	31.12.2021
	S\$	S\$	S\$	S\$
Net asset value per ordinary share attributable to shareholders of the Company	0.20	0.21	0.26	0.25

9. Property, plant and equipment

During the half-year ended 31 December 2022, the Group acquired assets amounting to S\$141,000 (31 December 2021: S\$44,000) and disposed of assets with net book value amounting to S\$15,000 (31 December 2021: S\$21,000).

During the year ended 31 December 2022, the Group acquired assets amounting to S\$214,000 (2021: S\$72,000) and disposed of assets with net book value amounting to S\$16,000 (2021: S\$38,000).

10. Investment securities

At fair value through other comprehensive income:

	Group	
	31.12.2022	31.12.2021
	S\$'000	S\$'000
Non-current		
Unquoted equity securities	4,033	4,033
Investment in XZYJLC	50,627	55,527
Current		
Quoted debt securities	13,664	14,086

At the end of the last financial year, the fair value of the unquoted equity securities increased by S\$451,000 with the corresponding adjustment to fair value adjustment reserve.

11. Loans and borrowings

	Group		Company	
	31.12.2022	31.12.2021	31.12.2022	31.12.2021
	S\$'000	S\$'000	S\$'000	S\$'000
Repayable within 12 months				
Secured	16,257	8,360	5,650	5,700
Unsecured	3,750	3,732	3,750	3,732
Repayable after 12 months				
Secured	2,272	11,283	-	-
Unsecured	1,160	1,910	1,160	1,910
	<u>23,439</u>	<u>25,285</u>	<u>10,560</u>	<u>11,342</u>

Details of the Group's secured borrowings comprised:

- (i) A revolving credit facility of S\$5,650,000 secured by a pledge of shares of a company in the Group.
- (ii) Four term loans aggregating S\$11,605,000 secured by a mortgage on the freehold land and buildings owned by a company in the Group.
- (iii) A term loan of S\$1,274,000 secured by a corporate guarantee of the Company.

E. NOTES TO CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

12. Share capital

Ordinary shares of the Company:

	No. of shares		Share capital	
	31.12.2022 '000	31.12.2021 '000	31.12.2022 S\$'000	31.12.2021 S\$'000
Balance at beginning and end	1,055,639	1,055,639	209,518	209,518

There was no change in the Company's share capital since the end of the previous period reported on up to the end of the current financial year. The Company's issued and fully paid-up shares as at 31 December 2022 comprised 1,055,639,464 (31 December 2021: 1,055,639,464) ordinary shares with voting rights.

The Company has no treasury shares, subsidiary holdings or outstanding convertibles as at 31 December 2022 and 31 December 2021.

13. Fair value of assets and liabilities

The Group categorises fair value measurement using a fair value hierarchy that is dependent on the valuation inputs used as follows:

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

Fair value measurements that use inputs of different hierarchy levels are categorised in their entirety at the same level of the fair value hierarchy as the lowest input that is significant to the entire measurement.

Assets and liabilities measured at fair values

The following table shows an analysis of the Group's assets and liabilities measured at fair value at the end of the reporting period:

	Group			
	Quoted prices in active markets for identical instruments (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total
	S\$'000	S\$'000	S\$'000	S\$'000
31.12.2022				
Non-financial asset				
Property, plant and equipment	-	-	189,039	189,039
Financial assets				
Investment securities				
- Unquoted equity securities	-	-	4,033	4,033
- Quoted debt securities	13,664	-	-	13,664
Investment in XZYJLC	-	-	50,627	50,627
31.12.2021				
Non-financial asset				
Property, plant and equipment	-	-	197,845	197,845
Financial assets				
Investment securities				
- Unquoted equity securities	-	-	4,033	4,033
- Quoted debt securities	14,086	-	-	14,086
Investment in XZYJLC	-	-	55,527	55,527

Fair value hierarchy

There were no transfers between Level 1, Level 2 and Level 3 fair value measurements.

13. Fair value of assets and liabilities (continued)

Level 3 fair value measurements

(i) Information about significant unobservable inputs used in Level 3 fair value measurements

The following table shows the information about fair value measurements using significant unobservable inputs (Level 3):

Description	Fair value S\$'000	Valuation techniques	Unobservable inputs	Range
Recurring fair value measurements				
31.12.2022				
Property, plant and equipment	130,567	Income approach	Discount rate	9.50% to 15.00% per annum
Property, plant and equipment	58,472	Market comparable approach	Yield adjustments based on management's assumptions*	+15.00% to -42.00% per annum
Unquoted equity securities	4,033	Market comparison technique	Adjusted market multiple	0.69 to 3.82 Price-to-book value ratio
31.12.2021				
Property, plant and equipment	136,910	Income approach	Discount rate	9.50% to 15.00% per annum
Property, plant and equipment	60,935	Market comparable approach	Yield adjustments based on management's assumptions*	+15.00% to -42.00% per annum
Unquoted equity securities	4,033	Market comparison technique	Adjusted market multiple	0.83 to 4.78 Price-to-book value ratio

* The yield adjustments are made for any difference in the nature, location or condition of specific property.

The key assumptions used in fair value measurements are based on the relevant market conditions prevailing at reporting date which may change significantly or unexpectedly after the reporting date given the increase in the level of estimation uncertainty caused by COVID-19 pandemic.

A significant decrease (increase) in the discount rate would result in a significantly higher (lower) fair value of the property, plant and equipment. A 0.5% decrease/increase in the discount rate based on management's assumptions would result in a S\$4,769,000 higher/S\$4,695,000 lower fair value measurement of the property, plant and equipment valued using income approach.

A significant increase (decrease) in the adjusted market multiple would result in a significantly higher (lower) fair value of the unquoted equity securities. A 5% increase/decrease in the adjusted price multiple based on management's assumptions would result in a S\$253,000 higher/S\$155,000 lower fair value measurement of the unquoted equity securities.

13. Fair value of assets and liabilities (continued)

Level 3 fair value measurements

(ii) Movements in Level 3 assets and liabilities measured at fair value

The following table presents the reconciliation for all assets and liabilities measured at fair value based on significant unobservable inputs (Level 3):

	Group
	Fair value measurements using significant unobservable inputs (Level 3)
	S\$'000
Property, plant and equipment	
Balance at 1 January 2022	197,845
Additions	6
Depreciation	(2,107)
Surplus on revaluation	3,615
Currency realignment	(10,320)
Balance at 31 December 2022	<u>189,039</u>
Balance at 1 January 2021	217,620
Depreciation	(2,427)
Net deficit on revaluation	(643)
Currency realignment	(16,705)
Balance at 31 December 2021	<u>197,845</u>

The Directors oversee the valuation process and are responsible for the Group's valuation policies and procedures.

For all significant valuations using valuation models and significant unobservable inputs, it is the Group's policy to engage independent valuation specialists to perform the valuation. The Directors are responsible for selecting and engaging independent valuation specialists that possess the relevant credentials and knowledge on the subject of valuation, valuation methodologies and SFRS(I) 13 fair value measurement guidance.

For valuations performed by independent valuation specialists, the Directors review the appropriateness of the valuation methodologies and assumptions adopted. The Directors also evaluate the appropriateness and reliability of the inputs (including those developed internally by the Group) used in the valuations.

14. Classification of assets and liabilities

	Group			
	Assets at amortised cost S\$'000	Fair value through other comprehen- sive income S\$'000	Non-financial assets S\$'000	Total S\$'000
31.12.2022				
Assets				
Non-current				
Property, plant and equipment	-	-	196,626	196,626
Intangible assets	-	-	31	31
Right-of-use asset	-	-	709	709
Investment securities	-	4,033	-	4,033
Deferred tax assets	-	-	249	249
Investment in XZYJLC	-	50,627	-	50,627
Current				
Investment securities	-	13,664	-	13,664
Inventories	-	-	224	224
Trade and other receivables	1,477	-	-	1,477
Prepayments	-	-	150	150
Cash and short-term deposits	14,878	-	-	14,878
	16,355	68,324	197,989	282,668
		Liabilities at amortised cost S\$'000	Non-financial liabilities S\$'000	Total S\$'000
31.12.2022				
Liabilities				
Current				
Trade and other payables		7,121	-	7,121
Provision for taxation		-	75	75
Lease liabilities		33	-	33
Loans and borrowings		20,007	-	20,007
Non-current				
Lease liabilities		826	-	826
Loans and borrowings		3,432	-	3,432
Deferred tax liabilities		-	24,454	24,454
		31,419	24,529	55,948

14. Classification of assets and liabilities (continued)

Group				
	Assets at amortised cost S\$'000	Fair value through other comprehen- sive income S\$'000	Non-financial assets S\$'000	Total S\$'000
31.12.2021				
Assets				
Non-current				
Property, plant and equipment	-	-	207,415	207,415
Intangible assets	-	-	35	35
Right-of-use asset	-	-	772	772
Investment securities	-	4,033	-	4,033
Deferred tax assets	-	-	249	249
Investment in XZYJLC	-	55,527	-	55,527
Current				
Investment securities	-	14,086	-	14,086
Inventories	-	-	123	123
Trade and other receivables	822	-	-	822
Prepayments	-	-	179	179
Cash and short-term deposits	13,416	-	-	13,416
	14,238	73,646	208,773	296,657
		Liabilities at amortised cost S\$'000	Non-financial liabilities S\$'000	Total S\$'000
31.12.2021				
Liabilities				
Current				
Trade and other payables		5,823	-	5,823
Provision for taxation		-	82	82
Lease liabilities		28	-	28
Loans and borrowings		12,092	-	12,092
Non-current				
Lease liabilities		864	-	864
Loans and borrowings		13,193	-	13,193
Deferred tax liabilities		-	25,203	25,203
		32,000	25,285	57,285

14. Classification of assets and liabilities (continued)

	Company		
	Assets at amortised cost S\$'000	Non-financial asset S\$'000	Total S\$'000
31.12.2022			
Assets			
Non-current			
Subsidiary companies	101,468	-	101,468
Current			
Other receivables	247	-	247
Prepayments	-	5	5
Cash and short-term deposits	277	-	277
	<u>101,992</u>	<u>5</u>	<u>101,997</u>
Liabilities at amortised cost			
Non-financial liability			
Total			
	S\$'000	S\$'000	S\$'000
31.12.2022			
Liabilities			
Current			
Other payables and accruals	528	-	528
Provision for taxation	-	13	13
Loans and borrowings	9,400	-	9,400
Non-current			
Amount due to a subsidiary company	15,465	-	15,465
Loans and borrowings	1,160	-	1,160
	<u>26,553</u>	<u>13</u>	<u>26,566</u>
31.12.2021			
Assets			
Non-current			
Subsidiary companies	102,312	-	102,312
Current			
Other receivables	155	-	155
Prepayments	-	9	9
Cash and short-term deposits	846	-	846
	<u>103,313</u>	<u>9</u>	<u>103,322</u>
Liabilities at amortised cost			
Non-financial liability			
Total			
	S\$'000	S\$'000	S\$'000
31.12.2021			
Liabilities			
Current			
Other payables and accruals	455	-	455
Provision for taxation	-	13	13
Loans and borrowings	9,432	-	9,432
Non-current			
Amount due to a subsidiary company	17,792	-	17,792
Loans and borrowings	1,910	-	1,910
	<u>29,589</u>	<u>13</u>	<u>29,602</u>

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

The figures in this announcement have not been audited or reviewed by the Company's auditor.

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 of 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.

Not applicable.

8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-

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

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

Revenue

Revenue of the Group for 2H2022 of S\$10.3 million was S\$7.0 million higher than 2H2021. For 12M2022, the revenue of S\$16.3 million was S\$10.9 million higher than 12M2021.

Hotel and Serviced Residence

Revenue of S\$9.9 million for 2H2022 was S\$7.0 million higher than 2H2021. For 12M2022, the revenue of S\$15.4 million was S\$10.9 million higher than 12M2021.

The higher revenue in 2H2022 and 12M2022 was mainly attributed to higher occupancies and room rates of Holiday Inn Resort Phuket ("HIRP") and Somerset Vientiane ("SV") with the gradual reopening of borders worldwide in 2022.

The revenue of Cityview Apartments and Commercial Centre was comparable for 2H2022. The lower revenue for 12M2022 was mainly due to lower room occupancy as there was more competition from newer/renovated serviced apartments and new supply of unsold apartments converted into apartments for rent.

Others

The revenues of S\$0.4 million for 2H2022 and S\$0.9 million for 12M2022 were comparable with 2H2021 and 12M2021 respectively.

Property

No revenue was recorded in both 2H2022 and 12M2022 and the corresponding periods last year.

Para

8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-

- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

Profit/(Loss) Before Tax

The Group generated a pre-tax profit of S\$1.1 million in 2H2022 compared to a pre-tax loss of S\$2.9 million in 2H2021. The Group's pre-tax loss of S\$0.5 million in 12M2022 was S\$7.8 million lower than 12M2021.

Hotel and Serviced Residence

This sector generated a pre-tax profit of S\$0.1 million in 2H2022 compared to a pre-tax loss of S\$4.1 million in 2H2021. Its pre-tax loss of S\$2.5 million in 12M2022 was S\$7.8 million lower than 12M2021. These were mainly attributed to higher revenues of HIRP and SV as well as lower foreign currency losses on translation of Singapore Dollar denominated inter-company interest payable as Singapore Dollar had strengthened against Thai Baht.

Others

Corporate office's pre-tax losses of S\$0.5 million in 2H2022 and S\$0.8 million in 12M2022 were S\$0.1 million and S\$0.2 million higher than 2H2021 and 12M2021 respectively. The higher pre-tax losses were mainly due to higher interest rates on borrowings.

Property

This sector's pre-tax profits of S\$1.5 million in 2H2022 and S\$2.8 million in 12M2022 were S\$0.1 million lower and S\$0.2 million higher than 2H2021 and 12M2021 respectively. The lower pre-tax profit in 2H2022 was mainly attributed to higher legal and professional fees and lower share of profits from Knight Frank group of companies, partially offset by foreign currency gain arising from weaker Renminbi on Renminbi denominated payables. The higher pre-tax profit in 12M2022 was mainly due to the aforesaid foreign currency gain.

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

Not applicable.

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

The Group expects its hospitality business to improve in the coming year with the resurgence in business and leisure travels as pandemic-related restrictions are lifted across most countries. The Group will work closely with our appointed hotel operators to increase revenue, enhance efficiency and explore innovative technological solutions for its hospitality business.

In the long term, we are dedicated to managing and enhancing our portfolio of assets to stay competitive and create value for shareholders. We will also explore potential opportunities for acquisitions and divestments to unlock value and recycle capital for higher yield and growth.

In China, the Xuzhou Gulou Square project is still under court proceedings and we are still in discussion with our joint venture partner. We will provide an update when there is any further material development.

In Singapore, we expect the Knight Frank agency business to be stable.

Para

11 Dividend.

(a) Current Financial Period Reported On.

Any dividend declared for the current financial period reported on?

None.

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

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

None.

(c) Date payable.

Not applicable.

(d) Record date.

Not applicable.

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

No dividend has been declared or recommended for the current financial period reported on as the Board of Directors deemed it necessary to preserve cash for working capital.

13 Confirmation pursuant to Rule 920(1)(a)(ii) of the Listing Manual.

The Company does not have a general mandate from shareholders for interested person transactions.

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

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.

17 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

The factors leading to material changes in contributions to revenue and earnings by the business segments have been explained in paragraph 8 above.

F. OTHER INFORMATION REQUIRED BY APPENDIX 7.2 OF THE LISTING MANUAL OF SGX-ST

Para

- 19** A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

	Company	
	Year Ended 31.12.2022	Year Ended 31.12.2021
	S\$'000	S\$'000
Ordinary	-	-
Preference	-	-
Total	-	-

- 20** 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 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

The Company confirms that, to the best of its knowledge, belief and information, none of the persons occupying managerial positions in the Company or any of its principal subsidiaries is a relative of a director or the chief executive officer or substantial shareholder of the Company.

BY ORDER OF THE BOARD

Lim Swee Ann
Company Secretary

22 February 2023