

Aspen (Group) Holdings Limited

And its Subsidiaries

Registration Number: 201634750K

Condensed Interim Financial Statements

For the six months and eighteen months ended 30 June 2022

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A. Condensed interim consolidated statement of profit or loss and other comprehensive income

	Note	Group		% Change	Group		% Change
		6 months ended			18 months ended		
		30.06.22 Unaudited	30.06.21 Unaudited		30.06.22 Unaudited	30.06.21 Unaudited	
		RM'000	RM'000		RM'000	RM'000	
Revenue	4	194,450	122,700	58	379,550	405,532	(6)
Cost of sales		(190,975)	(101,232)	89	(350,309)	(300,662)	17
Gross profit		3,475	21,468	(84)	29,241	104,870	(72)
Other income		2,032	1,273	60	12,432	4,628	169
Administrative expenses		(46,059)	(30,327)	52	(112,624)	(79,974)	41
Selling and distribution expenses		(6,206)	(6,859)	(10)	(16,307)	(13,023)	25
Other operating expenses		(31,899)	(1,078)	2,859	(33,527)	(4,969)	575
Results from operating activities		(78,657)	(15,523)	407	(120,785)	11,532	(1,147)
Finance income		104	113	(8)	1,000	1,938	(48)
Finance costs		(2,223)	(2,171)	2	(9,509)	(5,273)	80
Net finance costs		(2,119)	(2,058)	3	(8,509)	(3,335)	155
Share of results of equity-accounted investees, net of tax		15,054	(1,202)	(1,352)	(2,106)	60,308	(103)
(Loss)/Profit before tax	6	(65,722)	(18,783)	250	(131,400)	68,505	(292)
Tax expense	7	(1,790)	(1,689)	6	(15,097)	(13,181)	15
(Loss)/Profit for the period		(67,512)	(20,472)	230	(146,497)	55,324	(365)
Other comprehensive income, net of tax							
Items that are or may be reclassified subsequently to profit or loss							
Foreign currency translation differences for foreign operations		(10)	129	(108)	119	110	8
Other comprehensive income, net of tax		(10)	129	(108)	119	110	8
Total comprehensive (loss)/profit for the period		(67,522)	(20,343)	232	(146,378)	55,434	(364)
(Loss)/Profit for the period attributable to:							
Owners of the Company		(54,641)	(16,169)	238	(130,206)	56,562	(330)
Non-controlling interests		(12,871)	(4,303)	199	(16,291)	(1,238)	1,216
		(67,512)	(20,472)	230	(146,497)	55,324	(365)

**Total comprehensive
(loss)/profit for the period
attributable to:**

Owners of the Company	(54,651)	(16,040)	241	(130,087)	56,672	(330)
Non-controlling interests	(12,871)	(4,303)	199	(16,291)	(1,238)	1,216
	<u>(67,522)</u>	<u>(20,343)</u>	232	<u>(146,378)</u>	<u>55,434</u>	<u>(364)</u>

Earnings per share (cents)

- Basic	9	(5.04)	(1.60)	(12.02)	5.58
- Diluted	9	(5.04)	(1.60)	(12.02)	5.58

NM = Not meaningful

B. Condensed interim statements of financial position

	Note	Group		Company	
		30.06.22	31.12.20	30.06.22	31.12.20
		Unaudited RM'000	Audited RM'000	Unaudited RM'000	Audited RM'000
Non-current assets					
Property, plant and equipment	11	411,297	236,773	-	-
Intangible assets	12	1,786	1,807	-	-
Subsidiaries		-	-	223,632	217,970
Associates	13	96,357	147,156	-	-
Development properties		369,586	368,657	-	-
Trade and other receivables		7,926	20,833	-	-
Deferred tax assets		37,171	10,620	-	-
		<u>924,123</u>	<u>785,846</u>	<u>223,632</u>	<u>217,970</u>
Current assets					
Development properties		390,654	514,519	-	-
Contract costs		61,767	11,966	-	-
Contract assets		60,013	97,148	-	-
Tax recoverables		5,590	6,125	-	-
Inventories		15,164	17,799	-	-
Trade and other receivables		86,856	49,722	84,614	91,472
Cash and cash equivalents		31,807	86,565	416	29,148
		<u>651,851</u>	<u>783,844</u>	<u>85,030</u>	<u>120,620</u>
Total assets		<u>1,575,974</u>	<u>1,569,690</u>	<u>308,662</u>	<u>338,590</u>
Current liabilities					
Loans and borrowings	14	182,477	160,692	4,732	28,091
Trade and other payables		472,986	304,511	2,562	2,792
Contract liabilities		31,872	2,434	-	-
Current tax liabilities		10,872	2,752	-	-
		<u>698,207</u>	<u>470,389</u>	<u>7,294</u>	<u>30,883</u>
Non-current liabilities					
Loans and borrowings	14	221,227	335,690	-	-
Trade and other payables		114,365	124,771	-	-
Non-current tax liabilities		22,736	-	-	-
Deferred tax liabilities		10,490	10,781	-	-
		<u>368,818</u>	<u>471,242</u>	<u>-</u>	<u>-</u>
Total liabilities		<u>1,067,025</u>	<u>941,631</u>	<u>7,294</u>	<u>30,883</u>
Equity					
Share capital	15	316,786	316,786	316,786	316,786
Reserves		119,410	249,497	(15,418)	(9,079)
Equity attributable to owners of the Company					
		<u>436,196</u>	<u>566,283</u>	<u>301,368</u>	<u>307,707</u>
Non-controlling interests		72,753	61,776	-	-
Total equity		<u>508,949</u>	<u>628,059</u>	<u>301,368</u>	<u>307,707</u>
Total equity and liabilities		<u>1,575,974</u>	<u>1,569,690</u>	<u>308,662</u>	<u>338,590</u>

C. Condensed interim statements of changes in equity

Group	Share capital RM'000	Translation reserve RM'000	Reserve for own shares RM'000	Merger reserve RM'000	Retained earnings RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
At 1 January 2021	316,786	(30)	(21)	37,442	212,106	566,283	61,776	628,059
Loss for the year	-	-	-	-	(130,206)	(130,206)	(16,291)	(146,497)
Other comprehensive income, net of tax	-	119	-	-	-	119	-	119
Total comprehensive income for the period	-	119	-	-	(130,206)	(130,087)	(16,291)	(146,378)
Changes in ownership interest in subsidiary	-	-	-	-	-	-	1,750	1,750
Issuance of redeemable convertible preference shares	-	-	-	-	-	-	25,518	25,518
Total transactions with owners	-	-	-	-	-	-	27,268	27,268
At 30 June 2022	316,786	89	(21)	37,442	81,900	436,196	72,753	508,949

Group	Share capital RM'000	Translation reserve RM'000	Reserve for own shares RM'000	Merger reserve RM'000	Retained earnings RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
At 1 January 2020 (restated)	237,241	(11)	(21)	37,442	140,922	415,573	55,711	471,284
Profit for the year	-	-	-	-	56,562	56,562	(1,238)	55,324
Other comprehensive income, net of tax	-	110	-	-	-	110	-	110
Total comprehensive income for the period	-	110	-	-	56,562	56,672	(1,238)	55,434
Issuance of shares through private placement	72,642	-	-	-	-	72,642	-	72,642
Issuance of scrip dividend	7,423	-	-	-	(1,547)	5,876	-	5,876
Transactions costs relating to scrip dividend and issuance of shares	(520)	-	-	-	-	(520)	-	(520)

Acquisition of subsidiary with noncontrolling interests	-	-	-	-	-	-	3,000	3,000
Total transactions with owners	79,545	-	-	-	(1,547)	77,998	3,000	80,998
Issuance of redeemable convertible preference shares	-	-	-	-	-	-	15,792	15,792
At 30 June 2021 (restated)	316,786	99	(21)	37,442	195,937	550,243	73,265	623,508

Company	Share capital RM'000	Reserve for own shares RM'000	Retained losses RM'000	Total equity RM'000
At 1 January 2021	316,786	(21)	(9,058)	307,707
Total comprehensive loss for the period	-	-	(6,339)	(6,339)
At 30 June 2022	316,786	(21)	(15,397)	301,368

Company	Share capital RM'000	Reserve for own shares RM'000	Retained earnings/(losses) RM'000	Total equity RM'000
At 1 January 2020	237,241	(21)	1,406	238,626
Issuance of shares through private placement	72,642	-	-	72,642
Issuance of scrip dividend	7,423	-	(1,547)	5,876
Transactions costs relating to scrip dividend and issuance of shares	(520)	-	-	(520)
Total comprehensive loss for the period	-	-	(11,209)	(11,209)
At 30 June 2021	316,786	(21)	(11,350)	305,415

D. Condensed interim consolidated statement of cash flows

	Group	
	18 months ended	
	30.06.22 Unaudited RM'000	30.06.21 Unaudited RM'000
Cash flows from operating activities		
(Loss)/Profit before tax	(131,400)	68,505
Adjustments for:		
Depreciation of property, plant and equipment	28,786	20,401
Amortisation of intangible assets	348	327
Finance costs	55,940	48,558
Finance income	(1,000)	(1,938)
Property, plant and equipment written off	938	33
Impairment loss on property, plant and equipment	31,832	3,237
Impairment loss on inventories	6,641	-
(Gain)/Loss on disposal of property, plant and equipment	(151)	28
Share of results of equity-accounted investees	2,106	(60,308)
Loss on disposal of associate	10,723	-
Unrealised loss on foreign exchange	152	996
	4,915	79,839
Changes in:		
- development properties	162,952	(79,563)
- contract costs	(49,804)	(3,596)
- contract assets	37,135	29,553
- trade and other receivables	(24,421)	27,990
- trade and other payables	145,896	35,576
- contract liabilities	29,438	20,413
Cash generated from operations	306,111	110,212
Tax paid	(22,990)	(14,439)
Net cash generated from operating activities	283,121	95,773
Cash flows from investing activities		
Acquisition of property, plant and equipment	(277,998)	(103,834)
Acquisition of intangible assets	(238)	(711)
Proceeds from sale of property, plant and equipment	173	3
Interest received	1,000	1,938
Proceeds from sale of associate	53,211	-
Additional investment in subsidiary	(1,450)	-
Additional investment in associates	(2,310)	(3,630)
Net cash used in investing activities	(227,612)	(106,234)

D. Condensed interim consolidated statement of cash flows (cont'd)

	Group	
	18 months ended	
	30.06.22	30.06.21
	Unaudited	Unaudited
	RM'000	RM'000
Cash flows from financing activities		
Proceeds from issuance of shares through private placement	-	72,642
Payment of transactions cost relating to scrip dividend and issuance of shares	-	(520)
Changes in fixed deposit pledged	(2,343)	4,329
Proceeds from loans and borrowings	180,773	76,236
Repayment of loans and borrowings	(251,747)	(109,077)
Payment of lease liabilities	(27,558)	(14,154)
Capital contribution by non-controlling interests	3,200	5,632
Issuance of redeemable preference shares to non-controlling interest	20,332	3,556
Advances from non-controlling interests	5,185	22,372
Dividend paid	-	(2,591)
Interest paid	(39,914)	(43,044)
Net cash (used in)/generated from financing activities	(112,072)	15,381
Net (decrease)/increase in cash and cash equivalents	(56,563)	4,920
Effect of exchange rate changes on cash and cash equivalents	(539)	(190)
Cash and cash equivalents at 1 January	83,789	60,540
Cash and cash equivalents at 30 June	26,687	65,270

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

	Group	
	30.06.22	30.06.21
	Unaudited	Unaudited
	RM'000	RM'000
Cash and cash equivalents	31,807	68,064
Less: Fixed deposits pledged to financial institutions	(5,120)	(2,794)
	26,687	65,270

E. Notes to the condensed interim consolidated financial statements

1. Domicile and activities

Aspen (Group) Holdings Limited (the “Company”) is incorporated in the Republic of Singapore. The address of the Company’s registered office is 80 Robinson Road #02-00 Singapore 068898.

The Company was listed on the Catalist of the Singapore Exchange Securities Trading Limited (“SGXST”) on 28 July 2017. With effect from 28 January 2021, the Company was transferred to the Mainboard of the Singapore Exchange Securities Trading Limited (“SGX-ST”).

The principal activity of the Company is that of investment holding. The Group is principally engaged in (i) property development, (ii) manufacturing of gloves and (iii) restaurants. The immediate and ultimate holding company is Aspen Vision Group Sdn. Bhd., a company incorporated in Malaysia.

The condensed interim financial statements of the Group as at and for the six months and eighteen months ended 30 June 2022 comprise the Company and its subsidiaries (together referred to as the “Group”) and the Group’s interest in equity-accounted investees.

2. Basis of preparation

The unaudited condensed interim financial statements for the six months and eighteen months ended 30 June 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 annual financial statements for the year ended 31 December 2020.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

On 19 November 2021, the Company announced a change of its financial year end from 31 December to 30 June, to allow the Group to better plan its audit schedule and holding of its Annual General Meetings during the off-peak period, thereby resulting in better cost-savings and operational efficiencies. With the change of financial year end, the financial year ending 30 June 2022 will cover a period of 18 months from 1 January 2021 to 30 June 2022.

These financial statements are presented in Malaysian ringgit (“RM”), which is the Company’s functional currency. All financial information presented in RM has been rounded to the nearest thousand, unless otherwise stated.

2.1 New and amended standards adopted by the Group

During the current financial period, the Group and the Company have adopted the following amendments to SFRS(I)s which took effect from the financial year beginning 1 January 2021:

- Amendments to SFRS(I) 16 *Covid-19-Related Rent Concessions beyond 30 June 2021*
- Amendments to SFRS(I) 3 *Reference to the Conceptual Framework*

- Amendments to SFRS(I) 1-37 *Onerous Contracts – Cost of Fulfilling a Contract*
- Annual Improvements to SFRS(I)s 2018 – 2020
- Amendments to SFRS(I) 1-1 *Classification of Liabilities as Current or Non-current*
- Amendments to SFRS(I) 1-8 *Definition of Accounting Estimates*
- Amendments to SFRS(I) 1-12 *Deferred Tax Related to Assets and Liabilities Arising from a Single Transaction*
- Amendments to SFRS(I) 1-1 and SFRS(I) Practice Statements 2 *Disclosure of Accounting Policies*
- Amendments to SFRS(I) 9, SFRS(I) 1-39, SFRS(I) 7, SFRS(I) 4 and SFRS(I) 16 *Interest Rate Benchmark Reform – Phase 2*

The adoption of the above amendments to SFRS(I)s did not result in material changes to the Group's accounting policies and is assessed to have no material financial effect on the results and financial position of the Group and of the Company for the current or prior reporting periods. Accordingly, it has no material impact on the earnings per share of the Group and of the Company.

2.2 Use of estimates and judgements

The preparation of the condensed financial statements in conformity with SFRS(I)s requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2020.

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.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets within the next interim period are included in the following note:

- Note 4 – Revenue recognition - Measurement of stage of property development
- Note 13 – Fair value of investment properties held by associates

Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques 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).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest). The Group recognises transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred.

The Group recognises transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the following notes:

Note 5 – financial instruments

Note 13 – Fair value of investment properties held by associates

3. Seasonal operations

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

4. Segment and revenue information

Operating segments are reported in a manner consistent with the internal reporting provided to the Group's chief operating decision maker ("CODM"). The CODM is responsible for allocating resources and assessing performance of the operating segments. The operating segments were determined based on the reports reviewed by management.

The following summary describes the operations in each of the Group's reportable segments:

Property development	Development of residential and commercial properties
Healthcare	Manufacturing of gloves
Others	Include sales of food and beverages and investment holdings

4.1. Reportable segments

	Property development RM'000	Healthcare RM'000	Others RM'000	Total reportable segment RM'000	Elimination RM'000	Consolidation RM'000
1 January 2022 to 30 June 2022						
External revenue	176,744	12,261	5,445	194,450	-	194,450
Inter-segment revenue	902	-	10,704	11,606	(11,606)	-
Interest income	50	8	46	104	-	104
Interest expenses	(1,707)	(4,010)	(2,667)	(8,384)	6,161	(2,223)
Depreciation and amortisation	(2,423)	(6,737)	(5,000)	(14,160)	335	(13,825)
Segment profit/(loss) before tax	5,296	(65,056)	4,362	(55,398)	(10,324)	(65,722)
Share of loss of equity-accounted investees	-	-	15,054	15,054	-	15,054
Reportable segment assets	1,256,611	298,407	1,437,073	2,992,091	(1,416,117)	1,575,974
Equity-accounted investees	-	-	96,357	96,357	-	96,357
Capital expenditure	168	23,950	935	25,053	920	25,973
Reportable segment liabilities	1,009,540	273,245	488,484	1,771,269	(704,244)	1,067,025

4.1. Reportable segments (cont'd.)

	Property development RM'000	Healthcare RM'000	Others RM'000	Total reportable segment RM'000	Elimination RM'000	Consolidation RM'000
1 January 2021 to 30 June 2021						
External revenue	116,129	2,270	4,301	122,700	-	122,700
Inter-segment revenue	313	-	15,875	16,188	(16,188)	-
Interest income	96	-	17	113	-	113
Interest expenses	(1,023)	(238)	(3,544)	(4,805)	2,634	(2,171)
Depreciation and amortisation	(1,982)	(495)	(4,831)	(7,308)	60	(7,248)
Segment loss before tax	5,506	(15,059)	(8,812)	(18,365)	(418)	(18,783)
Share of profit of equity- accounted investees	-	-	(1,202)	(1,202)	-	(1,202)
Reportable segment assets	1,266,866	252,066	1,380,787	2,899,719	(1,214,390)	1,685,329
Equity-accounted investees	-	-	149,849	149,849	11,346	161,195
Capital expenditure	530	157,796	904	159,230	1,139	160,369
Reportable segment liabilities	1,040,749	199,629	383,419	1,623,797	(561,976)	1,061,821

4.1. Reportable segments (cont'd.)

	Property development RM'000	Healthcare RM'000	Others RM'000	Total reportable segment RM'000	Elimination RM'000	Consolidation RM'000
1 January 2021 to 30 June 2022						
External revenue	338,386	26,955	14,209	379,550	-	379,550
Inter-segment revenue	1,755	-	56,136	57,891	(57,891)	-
Interest income	881	43	76	1,000	-	1,000
Interest expenses	(4,142)	(7,306)	(9,356)	(20,804)	11,295	(9,509)
Depreciation and amortisation	(6,640)	(8,008)	(14,942)	(29,590)	456	(29,134)
Segment profit/(loss) before tax	(8,964)	(98,285)	(10,448)	(117,697)	(13,703)	(131,400)
Share of loss of equity-accounted investees	-	-	(2,106)	(2,106)	-	(2,106)
Reportable segment assets	1,256,611	298,407	1,437,073	2,992,091	(1,416,117)	1,575,974
Equity-accounted investees	-	-	96,357	96,357	-	96,357
Capital expenditure	875	278,470	4,711	284,056	(92)	283,964
Reportable segment liabilities	1,009,540	273,245	488,484	1,771,269	(704,244)	1,067,025

4.1. Reportable segments (cont'd.)

	Property development RM'000	Healthcare RM'000	Others RM'000	Total reportable segment RM'000	Elimination RM'000	Consolidation RM'000
1 January 2020 to 30 June 2021						
External revenue	393,347	2,270	9,915	405,532	-	405,532
Inter-segment revenue	517	-	89,433	89,950	(89,950)	-
Interest income	1,790	-	148	1,938	-	1,938
Interest expenses	(3,931)	(238)	(11,864)	(16,033)	10,760	(5,273)
Depreciation and amortisation	(6,743)	(495)	(13,672)	(20,910)	182	(20,728)
Segment loss before tax	47,469	(15,059)	11,356	43,766	24,739	68,505
Share of profit of equity- accounted investees	-	-	60,308	60,308	-	60,308
Reportable segment assets	1,266,866	252,066	1,380,787	2,899,719	(1,214,390)	1,685,329
Equity-accounted investees	-	-	149,849	149,849	11,346	161,195
Capital expenditure	958	157,796	95,006	253,760	1,139	254,899
Reportable segment liabilities	1,040,749	199,629	383,419	1,623,797	(561,976)	1,061,821

4.2 Disaggregation of revenue

Segment revenue is disaggregated into geographical location and timing of recognition.

	Group				Group			
	1 January 2022 to 30 June 2022				1 January 2021 to 30 June 2021			
	Property development RM'000	Healthcare RM'000	Others RM'000	Total RM'000	Property development RM'000	Healthcare RM'000	Others RM'000	Total RM'000
Geographical location								
Malaysia	176,743	12,261	-	189,004	116,129	2,270	-	118,399
Singapore	-	-	5,446	5,446	-	-	4,301	4,301
	176,743	12,261	5,446	194,450	116,129	2,270	4,301	122,700
Timing of recognition								
Over time (properties under development)	71,662	-	-	71,662	79,028	-	-	79,028
At a point in time (mainly completed units)	105,081	-	-	105,081	37,101	-	-	37,101
Sale of food and beverages	-	-	5,446	5,446	-	-	4,301	4,301
Sale of gloves	-	12,261	-	12,261	-	2,270	-	-
	176,743	12,261	5,446	194,450	116,129	2,270	4,301	122,700

4.2 Disaggregation of revenue (cont'd)

	Group				Group			
	1 January 2021 to 30 June 2022				1 January 2020 to 30 June 2021			
	Property development RM'000	Healthcare RM'000	Others RM'000	Total RM'000	Property development RM'000	Healthcare RM'000	Others RM'000	Total RM'000
Geographical location								
Malaysia	338,385	26,955	-	365,340	393,347	2,270	-	395,617
Singapore	-	-	14,210	14,210	-	-	9,915	9,915
	338,385	26,955	14,209	379,550	393,347	2,270	9,915	405,532
Timing of recognition								
Over time (properties under development)	190,761	-	-	190,761	282,372	-	-	282,372
At a point in time (mainly completed units)	147,624	-	-	147,624	110,975	-	-	110,975
Sale of food and beverages	-	-	14,210	14,210	-	-	9,915	9,915
Sale of gloves	-	26,955	-	26,955	-	2,270	-	2,270
	338,385	26,955	14,210	379,550	393,347	2,270	9,915	405,532

5. Financial assets and financial liabilities

The carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy, are set out below. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Carrying amount			Fair value			
	Amortised costs RM'000	Other financial liabilities RM'000	Total RM'000	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
Group							
30 June 2022							
Financial assets not measured at fair value							
Redeemable preference shares – associates	22,485	-	22,485	-	-	25,430	25,430
Trade and other receivables*	81,481	-	81,481				
Deposit	936	-	936	-	561	-	561
Cash and cash equivalents	31,807	-	31,807				
	<u>136,709</u>	<u>-</u>	<u>136,709</u>				
Financial liabilities not measured at fair value							
Trade and other payables^	-	(586,632)	(586,632)				
Loans and borrowings							
- Term loans and bridging loans	-	(306,972)	(306,972)	-	(330,649)	-	(330,649)
- Revolving credit	-	(12,000)	(12,000)	-	(12,000)	-	(12,000)
- Redeemable preference shares	-	(38,140)	(38,140)	-	-	(42,685)	(42,685)
- Bank overdraft	-	(3,875)	(3,875)	-	-	(3,875)	(3,875)
	<u>-</u>	<u>(947,619)</u>	<u>(947,619)</u>				

* Excluding prepayments and non-current deposits.

^ Excluding booking fee received and provision for reinstatement costs.

5. Financial assets and financial liabilities (cont'd.)

	Carrying amount			Fair value			
	Amortised costs	Other financial liabilities	Total	Level 1	Level 2	Level 3	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Group							
31 December 2020							
Financial assets not measured at fair value							
Redeemable preference shares – associates	53,835	-	53,835	-	-	55,510	55,510
Trade and other receivables*	65,506	-	65,506	-	-	-	-
Deposit	913	-	913	-	883	-	883
Cash and cash equivalents	86,565	-	86,565	-	-	-	-
	<u>206,819</u>	<u>-</u>	<u>206,819</u>				
Financial liabilities not measured at fair value							
Trade and other payables^	-	(428,474)	(428,474)	-	-	(429,717)	(429,717)
Loans and borrowings							
- Term loans and bridging loans	-	(356,352)	(356,352)	-	(362,013)	-	(362,013)
- Revolving credit	-	(9,203)	(9,203)	-	(9,203)	-	(9,203)
- Redeemable preference shares	-	(38,140)	(38,140)	-	-	(41,467)	(41,467)
- Convertible loan	-	(28,091)	(28,091)	-	-	(28,091)	(28,091)
	<u>-</u>	<u>(860,260)</u>	<u>(860,260)</u>				

* Excluding prepayments and non-current deposits.

^ Excluding booking fee received and provision for reinstatement costs.

5. Financial assets and financial liabilities (cont'd.)

	Carrying amount			Fair value			
	Amortised costs RM'000	Other financial liabilities RM'000	Total RM'000	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
Company							
30 June 2022							
Financial assets not measured at fair value							
Trade and other receivables*	84,614	-	84,614				
Cash and cash equivalents	416	-	416				
	<u>85,030</u>	<u>-</u>	<u>85,030</u>				
Financial liabilities not measured at fair value							
Trade and other payables	-	(2,562)	(2,562)				
Term loan	-	(4,732)	(4,732)	-	-	(4,732)	(4,732)
	<u>-</u>	<u>(7,294)</u>	<u>(7,294)</u>				
Company							
31 December 2020							
Financial assets not measured at fair value							
Trade and other receivables*	91,472	-	91,472				
Cash and cash equivalents	29,148	-	29,148				
	<u>120,620</u>	<u>-</u>	<u>120,620</u>				
Financial liabilities not measured at fair value							
Trade and other payables	-	(2,792)	(2,792)				
Convertible loan	-	(28,091)	(28,091)	-	-	(28,091)	(28,091)
	<u>-</u>	<u>(30,883)</u>	<u>(30,883)</u>				

* Excluding prepayments.

6. (Loss)/Profit before taxation

6.1. Significant items

The following items have been included in arriving at profit before tax for the six months and eighteen months ended:

	Group		Group	
	6 months ended		18 months ended	
	30.06.22	30.06.21	30.06.22	30.06.21
	RM'000	RM'000	RM'000	RM'000
Audit fees paid to:				
- Auditors of the Company	15	60	617	440
- Other member firms of the auditors	46	37	192	214
Non-audit fees paid to other member firms of auditors	-	-	-	15
Depreciation of property, plant and equipment	10,854	7,139	28,786	20,401
Amortisation of intangible asset	74	109	348	327
Impairment loss on property, plant and equipment	31,832	-	31,832	3,237
Impairment loss on inventories	6,641	-	6,641	-
(Gain)/Loss on disposal of property, plant and equipment	-	-	(151)	28
Property, plant and equipment written off	938	-	938	33
Government grant income	(644)	(157)	(1,686)	(783)
Loss on disposal of associate	16,935	-	10,756	-
Employee benefit expense*:				
Salaries, bonus and other costs	12,354	10,062	34,086	24,643
Contributions to defined contribution plans	1,222	1,077	3,528	2,794

* Employee benefit expense excluding directors' remuneration.

6.2. Related party transactions

Transactions with key management personnel comprised:

	Group		Group	
	6 months ended		18 months ended	
	30.06.22	30.06.21	30.06.22	30.06.21
	RM'000	RM'000	RM'000	RM'000
Progress billings				
Key management personnel	-	281	281	534
Companies in which directors and key management personnel have substantial interests	43	264	307	531
	43	545	588	1,065

7. Taxation

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

	Group		Group	
	6 months ended		18 months ended	
	30.06.22	30.06.21	30.06.22	30.06.21
	RM'000	RM'000	RM'000	RM'000
Current income tax expense	31	1,471	41,931	15,031
Deferred tax expense				
Origination and reversal of temporary differences	764	215	(28,121)	1,319
Changes in estimates related to prior years	994	-	1,286	(3,172)
	1,758	215	(26,835)	(1,853)
Total tax expense	1,789	1,689	15,096	13,178

8. Dividends

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

On 21 January 2020, 19,699,494 ordinary shares were issued and allotted at an issue price of SGD0.124 per share to entitled shareholders who had elected to participate in the Aspen Group Scrip Dividend Scheme in respect of the dividend for the third quarter ended 30 September 2019.

9. Earnings per share

	Group		Group	
	6 months ended		18 months ended	
	30.06.22	30.06.21	30.06.22	30.06.21
(Loss)/Profit attributable to equity holders of the Company (RM'000)	(54,641)	(16,169)	(130,206)	56,562
Weighted average number of ordinary shares ('000) ⁽¹⁾	1,083,270	1,025,145	1,083,270	1,025,145
Basic and diluted earnings per share ("EPS") (RM cents) ⁽²⁾	(5.04)	(1.58)	(12.02)	5.52

Notes:

- 1) EPS have been computed based on the weighted average share capital of 1,083,269,594 shares and 1,025,145 shares for the respective six months and eighteen months ended 30 June 2022 and 30 June 2021.
- 2) The diluted earnings per share for six months and eighteen months ended 30 June 2022 and 30 June 2021 is the same as the basic earnings per share assuming that no potential ordinary shares are to be issued

under the Convertible Loan (where up to 50% of the loan is convertible into ordinary shares at SGD 0.35 per share at the option of the lender in one or multiple tranches at any time during the loan tenure) as the conversion price is higher than the prevailing market price as at 30 June 2022 and 30 June 2021.

10. Net asset value

	Group		Company	
	30.06.22	31.12.20	30.06.22	31.12.20
Net asset value (RM'000)	436,196	566,283	301,367	307,707
Number of ordinary shares in issue ('000)	1,083,270	1,083,270	1,083,270	1,083,270
Net asset value per ordinary share (RM cents)	40.27	52.28	27.82	28.41

11. Property, plant and equipment

During the eighteen months ended 30 June 2022, the Group acquired assets amounting to RM277,998,000 (31 December 2020: RM35,787,000) and disposed of assets amounting to RM11,000 (31 December 2020: RM57,000).

12. Intangible assets

	Group RM'000
Cost	
At 1 January 2021	2,031
Additions	238
Effect of movement in exchange rate	92
At 30 June 2022	<u>2,361</u>
Accumulated Amortisation	
At 1 January 2021	224
Amortisation charge	390
Effect of movement in exchange rate	(39)
At 30 June 2022	<u>575</u>
Carrying amounts at 30 June 2022	<u>1,786</u>
At 31 December 2020	
Cost	2,031
Accumulated amortisation	(224)
Carrying amount	<u>1,807</u>

Amortisation

The amortisation of franchise license is included in 'administrative expenses'.

13. Associates

	Group	
	30.06.22	31.12.20
	RM'000	RM'000
Interest in associates	73,872	93,321
Redeemable preference shares	22,485	53,835
	<u>96,357</u>	<u>147,156</u>

Total assets of associates include investment properties held to earn rental income or for capital appreciation or both. Investment properties also include property that is being constructed or developed for future use.

Investment properties of associates are leased to non-related parties under operating leases.

On 29 November 2021, the Group announced that the indirect subsidiary, Aspen Vision Land Sdn. Bhd. entered into a sale and purchase agreement with Ikano Pte. Ltd. for the sale of its entire shareholding of 30% of the issued and paid-up share capital in Bandar Cassia Properties (SC) Sdn. Bhd.. Under Rule 1014 of the Listing Manual, the sale of shares was made subject to the approval of the shareholders of the Group by way of an ordinary resolution. The Company obtained the Shareholders' approval for the sale of shares at an extraordinary general meeting convened on 8 February 2022.

13.1 Valuation of investment properties of associates

The Group's policy is for an investment property to be measured at fair value for which the Group appoints independent registered valuers to undertake property valuations at least annually at the end of the financial year.

At the reporting date, no valuation is done for one of the investment properties of the associate as at 30 June 2022 as the Group had divested the investment in the associate.

Whereas for another investment properties of an associate, the Group had adopted the valuation report from an independent valuer to determine the fair value of the investment properties as at 30 June 2022.

The fair value measurement for the investment properties has been categorised as a Level 3 fair value based on the inputs to the valuation technique used (see Note 2.2).

14. Borrowings

	Group	
	30.06.22 RM'000	31.12.20 RM'000
Amount repayable in one year or less, or on demand		
Secured	182,477	160,692
Unsecured	-	-
Amount repayable after one year		
Secured	183,087	297,550
Unsecured	38,140	38,140

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

A waiver for the breach of covenant in respect of one of the term loans was not obtained before the end of the interim reporting period. Hence, the classification was reassessed and the full loan payable has been reclassified as current as at the interim reporting date.

15. Share capital

	Company			
	30.06.22		31.12.20	
	Number of shares '000	Amount RM'000	Number of shares '000	Amount RM'000
Beginning of interim period (excluding treasury shares)	1,083,270	316,786	983,270	244,570
Add: Share placement	-	-	100,000	72,642
Transaction costs	-	-	-	(426)
End of interim period (excluding treasury shares)	1,083,270	316,786	1,083,270	316,786

Treasury Shares

The Company had 47,800 treasury shares as at 30 June 2022 and 30 June 2021. The treasury shares held constitute 0.004% and 0.004% of the total number of ordinary shares outstanding as at 30 June 2022 and 30 June 2021 respectively.

There were no sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Outstanding Convertibles

As at 30 June 2022, the Company has fully repaid the convertible loan (30 June 2021: USD6,000,000) ("Convertible Loan"), of which 50% of the Convertible Loan may be converted to (30 June 2021: 11,506,286) new fully paid ordinary shares of the Company based on a fixed conversion price of S\$0.35

per share (assuming an exchange rate of US\$1: S\$1.3424). Further details on this Convertible Loan can be found in the Company's SGXNET announcement dated 20 May 2018. Save for the Convertible Loan, the Company did not have any other outstanding options and convertibles as at 30 June 2022 and 30 June 2021.

There were no subsidiary holdings as at 30 June 2022 and 30 June 2021. As such, there is no sales, transfer, cancellation and/or use of subsidiary holdings as at 30 June 2022.

Scrip Dividend Scheme

On 21 January 2020, the Company issued and allotted 19,699,494 new ordinary shares in the capital of the Company at an issue price of S\$0.1240 per new share to entitled shareholders who had elected to participate in the Aspen Group Scrip Dividend Scheme in respect of the dividend for the third quarter ended 30 September 2019. Further details on this Scrip Dividend Scheme can be found in the Company's SGXNET announcements dated 18 November 2019 and 20 January 2020.

Private Placement

On 18 November 2020, the placement of up to 100,000,000 new ordinary shares in the capital of the Company at the issue price of S\$0.238 for each Placement Share was completed. Further details on this Placement can be found in the Company's SGXNET announcements dated 18 November 2020.

16. Subsequent events

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

F. Other information required by Appendix 7.2 of the Listing Rules

1. Review

The condensed consolidated statement of financial position of Aspen (Group) Holdings Limited and its subsidiaries as at 30 June 2022 and the related condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six months and eighteen months period then ended and certain explanatory notes have not been audited or reviewed.

1.1 Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion (this is not required for any audit issue that is a material uncertainty relating to going concern)

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

Not applicable.

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

Not applicable.

2. Review of the performance of the Group

A breakdown of revenue as follows:

	Property development RM'000	Healthcare RM'000	Others RM'000	Total reportable segment RM'000	Elimination RM'000	Consolidation RM'000
1 January 2021 to 30 June 2022						
External revenue	338,386	26,955	14,209	379,550	-	379,550
Segment profit/(loss) before tax	(8,964)	(98,285)	(10,448)	(117,697)	(13,703)	(131,400)
1 January 2020 to 31 December 2020						
External revenue	277,218	-	5,614	282,832	-	282,832
Segment profit/(loss) before tax	41,963	-	20,168	62,131	25,157	87,288

	1st half year (1H) RM'000	2nd half year (2H) RM'000	3rd half year (3H) RM'000	3H vs 1H % Change	3H vs 2H % Change
Revenue	122,700	62,400	194,450	58%	212%
Profit/(loss) after tax before non-controlling interest	(20,472)	(58,513)	(67,512)	230%	15%

Consolidated Statement of Comprehensive Income

The Group recorded a revenue of RM194.5 million and a gross profit of RM3.4 million for the first half of 2022, representing an increase of 58% and a decrease of 84% respectively as compared to the first half of 2021. The Group's revenue was primarily contributed by the property development segment from progressive construction of the Group's ongoing projects namely Vivo Executive Apartment and Viluxe Phase 1, and the sale of completed projects namely Vertu Resort. Property development segment revenue increase significantly resulted from improvement in take-up rate as economic sectors reopen after better control of the Covid-19 pandemic. On the other hand, the healthcare segment faced margin compression from the impact of the drop in demand and average selling price (ASP) normalisation together with higher production costs due to global supply chain challenges and inflation. Hence, the healthcare segment only managed to achieve revenue of RM12.3 million, representing 6% of the Group's revenue. While the Group recorded a revenue of RM379.6 million and a gross profit of RM29.2 million for eighteen months period ended June 2022, representing a decrease of 6% and 72% respectively as compared to eighteen months period ended June 2021. Lower gross profit was mainly due to the sales mix from the property development segment and the margin compression from healthcare segment.

The Group's results from operating activities recorded a loss of RM82.7 million compared to RM15.5 million as recorded in the first half of 2021. The loss is mainly due to loss suffered by the healthcare segment, impairment of machine by the healthcare segment amounting to RM31.8 million due to scaling down of the operation and loss on disposal of an associate company, Bandar Cassia Properties (SC) Sdn. Bhd. amounting to RM16.9 million. The disposal of the associate company had resulted in a drastic movement in shares of results of equity-accounted investees due to reversal of impairment loss on the investment property held by the associate recognised in the immediate preceding half year. Other income recorded higher at RM12.4 million compared to RM4.6 million as recorded in the first half of 2021 was due to gain on disposal of an associate amounting to RM6.2 million. Selling and distribution expenses were lower in the first half of 2022 compared to the first half of 2021 despite higher revenue in the first half of 2022 due to approximately RM4.1 million of selling and distribution expenses incurred in conjunction with Vertu Resort and Beacon Executive Suites vacant possession in the first half of 2021.

As a result of the above, the Group recorded a loss for the period.

Consolidated Statement of Financial Position

Non-current assets

The Group's non-current assets increased by RM138.3 million from RM785.8 million as at 31 December 2020 to RM924.1 million as at 30 June 2022, mainly due to the acquisition of property, plant and equipment in the healthcare segment amounting to RM278.5 million for factory building and initial set up for the machineries and an increase of RM26.6 million in deferred tax assets derived from the tax liabilities (which is allowed to be treated and claimable as a tax credit for past, current and future projects together with unsold inventory on hand) and offset by the decrease in the disposal of investment of associate amounting to RM50.8 million and decrease in trade and other receivables

mainly due to capitalisation of advances to associate into equity, impairment on machine and depreciation of property, plant and equipment.

Current assets

The Group's current assets decreased by RM131.9 million from RM783.8 million as at 31 December 2020 to RM651.9 million as at 30 June 2022, primarily due to the decrease in development properties amounting to RM123.9 million as property units being sold, decrease in cash and cash equivalents of RM54.8 million were mainly due to utilisation of funds for capital expenditure and repayment of borrowings whilst a decrease in contract assets of RM37.1 million was due to the increase in progress billings for Vertu Resort project and Beacon Executive Suite. This was offset by an increase in contract costs of RM49.8 million arising from the ongoing projects and an increase in trade and other receivables of RM37.1 million was mainly due to progress billings to purchasers yet to be collected.

Current liabilities

The Group's current liabilities increased by RM227.8 million primarily due to the increase in trade and other payables of RM168.5 million primarily arising from the construction of the glove manufacturing plant, an increase in contract liabilities of RM29.4 million due to the increase in progress billings for Vivo Executive Apartment and Viluxe Phase 1 and the increase in current tax liabilities by RM8.1 million.

Non-current liabilities

The Group's non-current liabilities decreased by RM102.4 million mainly due to repayment of loans and borrowings by RM95.9 million, one of the term loans was reclassified to current liabilities in full, and capitalisation of advances from non-controlling interest into equity at RM13.2 million. On 5 October 2021, the subsidiaries of the Group entered into composite agreements with the Inland Revenue Board of Malaysia (IRBM) where a partial balance of tax payable amounting to RM34.9 million will be settled via instalment payment over the next 5 years. This resulted in an increase of RM22.7 million in tax liabilities.

Equity

The increase in non-controlling interests from RM61.8 million to RM72.8 million is mainly due to the capital contribution by non-controlling interest.

The Group reported a negative working capital of RM46.4 million as at 30 June 2022. Negative working capital was mainly attributable to the healthcare segment. The Group intends to strategically dispose part of its non-core assets to raise funds for its principal business and for better liquidity and assets management while addressing the net current liabilities issues. The Company will make the relevant announcements as and when necessary.

Consolidated Statement of Cash Flows

The Group recorded net cash generated from operating activities of RM283.1 million for eighteen months ended 30 June 2022, which comprised operating cash inflows after working capital changes of RM306.1 million and tax payments of RM23.0 million. The net cash inflow from operations was mainly due to the decrease in development properties and an increase in trade and other payables.

Net cash used in investing activities amounted to RM227.6 million, was primarily utilised for the acquisition of property, plant and equipment for the healthcare segment and offset by proceeds from the sale of associate.

Net cash used in financing activities amounted to RM112.1 million being repayment of loans and borrowings and lease liabilities of RM279.3 million, increase fixed deposit under pledge amounting to

RM2.3 million, and interest cost paid to financial institution of RM39.9 million. This was offset by proceeds from loans and borrowings of RM180.8 million, capital contribution and advance from non-controlling interest amounted to RM28.7 million.

3. Material litigation

(i) Tialoc Malaysia Sdn. Bhd.

In April 2022, the Company received a Notice of Adjudication to refer the dispute in relation to Tialoc Malaysia Sdn. Bhd. (“Tialoc”) which is claiming a sum of RM84,348,615 pursuant to the provisions of the Construction Industry Payment and Adjudication Act 2012 (“CIPAA 2012”). On 9 May 2022, the Sungai Petani High Court granted the Company an ad interim injunction suspending the adjudication proceedings pending the hearing of the Company’s application for an injunction against Tialoc.

(ii) Multipurpose Metal Tech Sdn. Bhd.

In May 2022, the Company received a letter of demand claiming a sum of RM29,348,000 from Multipurpose Metal Tech Sdn. Bhd. (“MPMT”). As at date of this report, no suit has been filed by MPMT.

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

No forecast or prospect statement was disclosed to shareholders previously.

Nonetheless, the Company had issued a profit guidance which disclosed that the Group is expecting to report a consolidated net loss in respect of 18 months financial period ended 30 June 2022 which was announced on 12 August 2022. The Group’s financial results for 18 months financial period ended 30 June 2022 is in line with the profit guidance.

5. 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 operating period and the next 12 months

The take-up rate of the Group’s development projects had significantly improved as the economic activity continued to normalise with the easing of the Covid-19 containment measures in Malaysia. As at 30th June 2022, the total amount of unbilled sales of the Group stands at RM538.7 million. To capitalise on the growing demand, the Group will focus on its flagship development Aspen Vision City (“AVC”) at Batu Kawan. The Group intends to launch three new projects with a total GDV of RM772.7 million, namely Versa Executive Apartments, Viio Business Hubb and Viluxe Phase 2 and Phase 3. The Group will also continue to adopt a strategic and prudent approach to focus on developing affordably priced products.

Amid the challenging climate and all the headwinds that the Group faced in the healthcare sector, the Group had significantly scaled down its glove manufacturing operation. The Group had been evaluating various options on the future direction of AGSB, including disposal of AGSB’s assets and adopting an asset-light business model. To that end, AGSB is in the midst of advanced negotiations to

dispose its assets which will potentially raise sufficient funds to settle the outstanding due to the payables and bank loan that could immediately reverse the net current liabilities position of the Group. The Company will make the necessary announcement upon the signing of the definitive agreement(s) relating to the proposed disposal of AGSB's assets. Hence, in compliance with SFRS(I) 1-36 Impairment of assets, the Group had to provide for an allowance of impairment loss amounting to RM31.8 million on AGSB's plant and machineries.

As for the food & beverage sector, the easing of Covid-19 and re-opening of the Singapore border has tremendously improved the sales of Kanada-Ya outlets. Marketing activities are fully activated to tap into the resurrection of the economy especially the food & beverage industry.

With the proposed immediate divestment of the Group's non-core assets and the realisation of unbilled sales from the property development segment, the Group's financial position will be improved and better structured moving forward.

6. Use of disbursement from Convertible Loan

The Company refers to the disbursement amounting to USD\$10.89 million (excluding arranger fee of USD\$0.11 million) from the acceptance of a Convertible Loan from Haitong International Financial Products (Singapore) Pte. Ltd. ("Lender") as announced on 20 May 2018 and 19 October 2018.

On 9 June 2021, the Company obtained a letter of agreement from the Lender to extend the loan tenure to 19 August 2021 subject to the loan being reduced to USD6.0 million ("Reduced Loan"), upon the terms and conditions of the letter of agreement. The Reduced Loan shall only be used for financing of investment in Global Vision Logistics Sdn. Bhd. for the development of a logistics hub in Shah Alam.

On 17 January 2022, the Group fully repaid in cash the convertible loan of an aggregate amount of USD\$11.0 million which can be found in the Company's SGXNET announcement dated 19 January 2022.

As at the date of this announcement, the status of the use of disbursements from the Convertible Loan is as follows:

Use of Net Disbursement from Convertible Loan	Amount allocated USD\$'000	Amount utilised USD\$'000	Balance USD\$'000
Investment in Global Vision Logistics Sdn. Bhd.	5,445	(1,395) ⁽¹⁾	4,050
Construction of Central Park	3,267	(3,267) ⁽²⁾	-
Investment in Bandar Cassia Properties (SC) Sdn. Bhd.	2,178	(2,178) ⁽³⁾	-
Total	10,890	(6,840)	4,050

Notes:

- (1) USD\$1.40 million utilised for investment in Global Vision Logistics Sdn. Bhd. which intends to develop a sustainable integrated logistics and warehousing hub as announced on 13 June 2018.
- (2) USD\$3.27 million utilised for the construction of Central Park located in Aspen Vision City.
- (3) USD\$2.18 million utilised for investment in Bandar Cassia Properties (SC) Sdn. Bhd. which intends to construct the Regional Integrated Shopping Centre.
- (4) The exchange rate as at 28 January 2019 of RM4.1080: USD\$1.00 is used for the above compilation.
- (5) The balance unutilised had been cancelled following the loan settlement.

The above utilisations are in accordance with the intended use of the proceeds from the Convertible Loan and percentage allocated, as stated in the announcement dated 20 May 2018 and supplemental deed dated 27 October 2020.

7. Dividend

(a) Current Financial Period Reported On:

Any dividend declared for the current financial period reported on?

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

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

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

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

(c) Whether the dividend is before tax, net of tax or tax exempt.

Not applicable.

(d) Date payable:

Not applicable.

(e) Books closure date:

Not applicable.

7.1 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 as the management plans to conserve cash in this soft property market. The Board may declare the payment of dividends when the market conditions improve and are more favourable.

8. Interested person transactions ("IPT")

The Group does not have an existing general mandate from shareholders for IPT. There are no IPTs during the financial period under review.

9. 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)

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Dr. Prabakaran A/L Manokharan	33	Dr. Prabakaran is the brother of Dato' Murly Manokharan (Executive Director, President, Group Chief Executive Officer and substantial shareholder of the Company).	Chief Operating Officer of Aspen Glove Sdn. Bhd. (Appointed on 10/09/2021)	Special Officer to the Managing Director of Aspen Glove Sdn. Bhd. (February 2021 to September 2021)

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

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

11. Disclosure of acquisition (including incorporations) and sale of shares under Mainboard Rule 706A.

The Company had obtained the Shareholders' approval for the sale of shares during the six months ended 30 June 2022. The details of the sale of shares can be found in the Company's announcement released on the date as stated.

No.	Associate	Date of announcement	Announcement Reference
1.	Bandar Cassia Properties (SC) Sdn. Bhd.	29 November 2021 8 February 2022	SG2111290THR6T17 SG220117XMETOB6W

The Company's partially owned subsidiary, Aspen Park Hills Sdn. Bhd. ("APH") and Geo Valley Sdn. Bhd. ("GVSB") had, on 28 December 2021, entered into a rescission and settlement agreement ("Rescission and Settlement Agreement") to mutually terminate the SPA and Transaction Documents, due to non-fulfillment of conditions precedent therein.

Pursuant to the Rescission and Settlement Agreement, GVSB's nominees will transfer aggregate 25% equity in APH to Aspen Vision Homes Sdn. Bhd. ("AVH"), the Company's indirect subsidiary and holding company of APH. Upon completion of the said transfer, APH shall become a wholly-owned subsidiary of AVH and an indirect partially owned subsidiary of the Company.

No.	Subsidiaries	Date of announcement	Announcement Reference
1.	Aspen Park Hills Sdn. Bhd.	29 December 2021	SG2112290THRTOAA

Upon Mr Iskandar Basha Bin Abdul Kadir's ("Mr Iskandar") resignation as the Managing Director of Aspen Glove Sdn. Bhd. ("AGSB"), Mr Iskandar has transferred his entire shareholding of 5% of the issued and paid-up share capital, comprising of 1,450,000 ordinary shares, in AGBS to Aspen Vision All Sdn. Bhd..

No.	Subsidiaries	Date of announcement	Announcement Reference
1.	Aspen Glove Sdn. Bhd.	NA	NA

Other than stated above, there were no acquisitions and realisation of shares during the six months ended 30 June 2022.

12. Confirmation by the Board pursuant to Rule 705 (5) of the Listing Manual

On behalf of the Board of Directors of the Company, we, the undersigned, hereby confirm to the best of our knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the condensed interim financial statements for the six months and eighteen months ended 30 June 2022 to be false or misleading in any material aspect.

On behalf of the Board of Directors

Dato' Seri Nazir Ariff Bin Mushir Ariff
Executive Deputy Chairman

Dato' Murly Manokharan
President & Group Chief Executive Officer

29 August 2022