

**BOUSTEAD PROJECTS LIMITED (SGX:AVM)
FINANCIAL RESULTS FOR 1H FY2022 ENDED 30 SEP 2021**

	1H FY2022	1H FY2021	Change
Revenue	S\$179.1m	S\$87.7m	+104%
Gross profit	S\$11.5m	S\$6.3m	+82%
Profit/(Loss) before income tax	S\$8.4m	(S\$2.2m)	NM
Total profit/(loss)	S\$5.9m	(S\$2.3m)	NM
Profit/(Loss) attributable to equity holders of the Company	S\$5.9m	(S\$2.2m)	NM
- Earnings per share	1.9cts	(0.7cts)	NM
- Net asset value per share	123.4cts	93.9cts	+31%

NM – not meaningful

Note to Editors: Boustead Projects' revenue is largely derived from project-oriented business and as such, half-year results may not accurately reflect the full-year performance. Full-year to full-year comparisons are more appropriate for analytical purposes.

1H FY2022 Highlights:

- Total revenue was 104% higher year-on-year at S\$179.1 million, mainly attributable to the resumption of more normalised revenue recognition on Engineering & Construction (“E&C”) projects in 1H FY2022, whereas E&C projects in Singapore were mostly closed in 1H FY2021 under a prolonged four-month shutdown imposed by the authorities. The strong recovery in total revenue was partially offset by lower Real Estate revenue, which was expected after the completion of sale of interests in 14 leasehold properties to Boustead Industrial Fund (“BIF”) in March 2021.
- Total profit for 1H FY2022 of S\$5.9 million was registered compared to a total loss for 1H FY2021 of S\$2.3 million, with the higher profit in the E&C business segment partially offset by lower profit from the Real Estate business segment.
- Boustead Projects continued to rebuild the order backlog and has secured a pipeline of new E&C contracts and variations worth approximately S\$75 million since the start of FY2022, as recently announced. Boustead Projects' current order backlog (unrecognised project revenue remaining at the end of 1H FY2022 plus the total value of new orders secured since then) stands at a healthy level of S\$280 million.

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SINGAPORE, 11 NOVEMBER 2021 – SGX Mainboard-listed Boustead Projects Limited (“Boustead Projects”), a leading provider of innovative eco-sustainable real estate solutions, has today announced its unaudited financial results for the six months ended 30 September 2021 (“1H FY2022”).

Total revenue was 104% higher year-on-year at S\$179.1 million, mainly attributable to the resumption of more normalised revenue recognition on E&C projects in 1H FY2022, whereas E&C projects in Singapore were mostly closed in 1H FY2021 under a prolonged four-month shutdown caused by Singapore’s Circuit Breaker and subsequent phased resumption of construction activities imposed by the authorities. The strong recovery in total revenue was partially offset by lower Real Estate revenue, which was expected after the completion of sale of interests in 14 leasehold properties to BIF in March 2021. Total profit for 1H FY2022 of S\$5.9 million was registered compared to a total loss for 1H FY2021 of S\$2.3 million, with the higher profit in the E&C business segment partially offset by lower profit from the Real Estate business segment.

Mr Thomas Chu, Managing Director of Boustead Projects said, “The operating environment remains challenging for our E&C business as additional pandemic-related costs are expected to persist even as COVID-19 measures ease. However, with the resumption of activities at project sites and having secured new E&C projects recently, the E&C business segment is showing initial signs of recovery and has returned to profitability for 1H FY2022. We are committed to delivering quality E&C projects despite the additional pandemic-related costs, while simultaneously rebuilding the order backlog. We expect the prospects for the E&C business segment to progressively improve as we complete the last of the pre-pandemic projects by early FY2023 and see better levels of business development opportunities as borders gradually reopen.”

Mr Wong Yu Wei, Executive Deputy Chairman of Boustead Projects said, “On our other front, the Real Estate business segment continues to provide stability to Boustead Projects with our recurring income streams and is focused on further unlocking long-term value both locally and regionally, as exemplified by our recent divestment of 351 on Braddell to BIF. We have also strengthened our fund management capabilities through BIF in Singapore and are working towards the establishment of KTG & Boustead Industrial Logistics Fund in Vietnam.”

Mr Wong added, “With the KTG & Boustead Industrial Logistics Fund in Vietnam, we envisage our real estate portfolio to grow strategically within the key industrial zones in the Greater Hanoi and Greater Ho Chi Minh regions, while further exercising our expertise in developing these logistics and industrial park facilities. This scalable real estate business strategy coupled with the progressive improvement in our E&C business is expected to provide a stable foundation for the future growth of Boustead Projects.”

At the end of 1H FY2022, Boustead Projects’ financial position remained healthy with cash and cash equivalents of S\$176.6 million and total equity of S\$386.5 million. Net asset value per share was S\$1.234 at the end of 1H FY2022, compared to S\$1.369 at the end of FY2021 and S\$0.939 at the end of 1H FY2021. The net cash position (cash and cash equivalents less total borrowings) declined to S\$174.1 million, with the purchase of mezzanine debt and payment of record dividends.

Boustead Projects’ current order backlog (unrecognised project revenue remaining at the end of 1H FY2022 plus the total value of new orders secured since then) stands at a healthy level of approximately S\$280 million. To mitigate longer term challenges, Boustead Projects continued to rebuild the order backlog and since the start of FY2022, has secured a pipeline of new E&C contracts and variations valued at approximately S\$75 million, as recently announced. The progressive rebuilding of the order backlog with selective contracts in high value-added sectors including the technology sector, is expected to help Boustead Projects mitigate risks in relation to the margins of contracts secured post-pandemic and better navigate the challenging environment beyond FY2022. New E&C contracts have also been negotiated with additional clauses that will help Boustead Projects better manage adverse impact caused by COVID-19-related delays, if any.

The financial impact on Boustead Projects from the pandemic continues to be cushioned by the Real Estate business segment, which has advanced on multiple fronts to unlock value from the leasehold

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portfolio. Following the successful launch of BIF in March 2021, the Real Estate business segment recently divested a joint venture development, 351 on Braddell, to BIF in October 2021. This divestment is aligned with Boustead Projects' long-term capital recycling, growth and value-unlocking strategies to enhance stakeholder value over time. Shareholders will continue to benefit from leasehold properties sold to BIF through Boustead Projects' 25% interest in BIF and role as BIF's manager.

Regionally, an option agreement to acquire a 49% shareholding in the envisioned KTG & Boustead Industrial Logistics Fund in Vietnam was signed with Khai Toan Joint Stock Company ("KTG") in June 2021. While there have been some delays in the process of due diligence for the KTG & Boustead Industrial Logistics Fund due to the strict lockdown in Vietnam, completion of the transaction is expected by early FY2023. This agreement is set to grow Boustead Projects' presence in Vietnam and income-yielding leasehold portfolio as developer-owner.

In view of the strong progress of the Real Estate business segment and the new fund management business balancing off the continued challenges faced by the E&C business segment, Boustead Projects expects to remain profitable for FY2022, barring any unforeseen circumstances and further disruptions caused by the pandemic. With the E&C and Real Estate business segments supported by full-fledged enhanced and unified real estate capabilities, from turnkey E&C through to development management, asset management and fund management, and complemented by regional strategic financial and technology partnerships, Boustead Projects is strongly positioned to maintain multi-faceted resilience in Singapore and regional markets.

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About Boustead Projects Limited

Established in 1996 and listed on the SGX Mainboard, Boustead Projects Limited (SGX:AVM) is a leading provider of innovative eco-sustainable real estate solutions with a regional presence across Singapore, China, Malaysia and Vietnam. Our core businesses are uniquely integrated to support the business park and industrial real estate ecosystem, comprising:

- Turnkey engineering, full-fledged integrated digital delivery (“IDD”), and project and construction management encompassing design-and-build;
- Real estate development, asset and leasing management; and
- Real estate fund management including being the sponsor and manager of Boustead Industrial Fund, a scalable private real estate trust platform for business park, logistics and industrial properties, and joint owner of Echo Base-BP Capital Pte Ltd, an Asia-centric fund management and services platform focused on smart buildings and integrated developments.

To date, we have constructed and/or developed more than 3,000,000 square metres of real estate for clients including Fortune 500, S&P 500 and Euronext 100 corporations, across diverse sectors like aerospace, business park, food, healthcare and pharmaceutical, high-tech manufacturing, logistics, research & development, technology and waste management, among others. Under the Boustead Development Partnership with a reputable Middle East sovereign wealth fund, we have developed or redeveloped more than half a million square metres of real estate in Singapore including landmark developments like ALICE@Mediapolis and GSK Asia House.

Our in-house capabilities are backed by core engineering expertise, the progressive adoption of transformative methodologies including full-fledged IDD and Industry 4.0 technologies and augmented by strategic partnerships which enable the co-creation of smart, eco-sustainable and future-ready developments. Our wholly-owned Engineering & Construction subsidiary in Singapore, Boustead Projects E&C Pte Ltd (“BP E&C”) is the eco-sustainability leader in pioneering Green Mark Platinum-rated new private sector industrial developments under the Building & Construction Authority (“BCA”) Green Mark Certification Scheme and a national champion of best practices for quality, environmental and workplace safety and health (“WSH”) management. BP E&C’s related achievements include being the quality leader on the BCA CONQUAS all-time top 100 industrial projects list, one of only eight bizSAFE Mentors and also bizSAFE Star, receiving numerous awards for exemplary WSH performance.

We were also awarded the Singapore Corporate Governance Award in the Newly Listed Category at the Securities Investors Association (Singapore) Investors’ Choice Awards 2017 and are one of only 92 SGX-listed corporations on the SGX Fast Track Programme - which aims to affirm listed issuers that have been publicly recognised for high corporate governance standards and for maintaining a good compliance track record - with prioritised clearance for their corporate action submissions. We are also listed on the MSCI World Micro Cap Index and FTSE ST Fledgling Index.

Boustead Projects is a 53%-owned subsidiary of Boustead Singapore Limited (SGX:F9D), a progressive global infrastructure-related engineering and technology group which is separately listed on the SGX Mainboard.

Visit us at www.bousteadprojects.com.

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