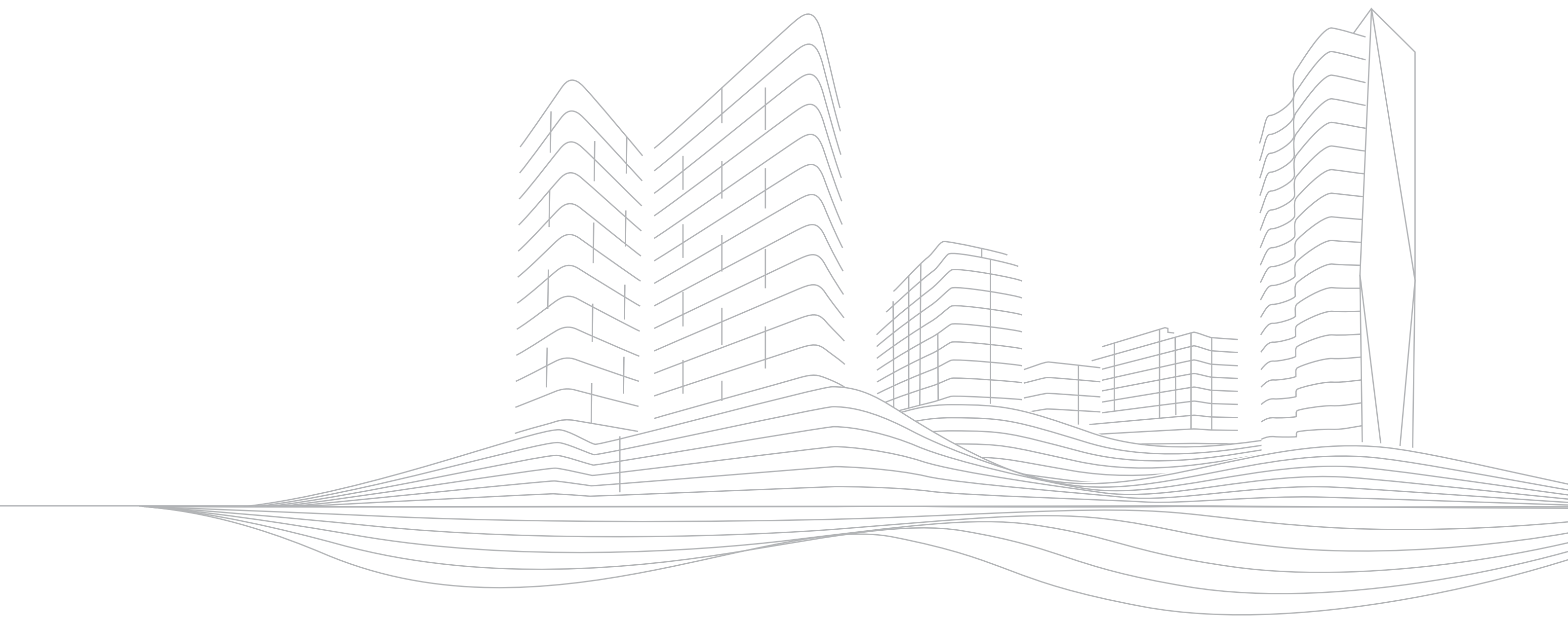
CHUAN HUP HOLDINGS LIMITED



Securing Opportunities Creating Value

Annual Report 2023

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Corporate Profile

Artist's Impression of Pipis, Bilinga, Queensland

Chuan Hup Holdings Limited ("Chuan Hup" or "the Group") is an investment company with a diversified portfolio of strategic investments which includes investment properties and property developments in Singapore, Australia and the Philippines, as well as equity investments.

Founded in 1970, Chuan Hup began as a tug and barge service provider to PSA Corporation in Singapore. Through the years, Chuan Hup has built its reputation as one of the leading owners and operators of marine logistics to the resource industry.

Following its listing on the Mainboard of the Singapore Exchange Securities Trading Limited ("SGX-ST") in 1983, Chuan Hup diversified its business footprints to include property development and electronics manufacturing services under the then Sesdaq-turned-Mainboard listed PCI Limited ("PCI").

In 2005, Chuan Hup divested its interests in the marine logistics business together with a 29.1% out of a total interest of 52.8% in CH Offshore Ltd ("CHO") to Scomi Marine Berhad ("Scomi"), for a consideration in cash and 28.9% interest in Scomi. In 2011, the Group divested all of its interests in Scomi. Subsequently in 2015, the Group divested its remaining stake of 24.67% in CHO. With this, Chuan Hup had divested all of its interests in the marine logistics and oil & gas sector.

In 2019, Chuan Hup divested all its interests in PCI, thereby exiting the electronic manufacturing sector.

With over two decades of experience in the property development sector, Chuan Hup has marked several milestones locally and in the Asia Pacific region. Starting off with its first residential project in Singapore in 1999, Chuan Hup then ventured overseas to invest in property development projects in Australia and the Philippines through strategic joint ventures with in-country local partners.

In Australia, Chuan Hup has ongoing development projects with its associate, Finbar Group Limited, who is recognised as a leading developer of residential apartment homes in Western Australia. In July 2021, the Group formed a joint venture with the Siera Property Group Pty Ltd in Queensland to acquire and develop a development land site located in Surfers Paradise, Queensland. Both partnerships have allowed the Group to expand its footprint in Australia with future projects to come.

In the Philippines, Chuan Hup's associate Keyland Ayala Properties Inc., is both a developer and owner of prime real estate in the central business district of Makati.

In Singapore, Chuan Hup built a portfolio of investment properties with the objective of long-term recurring rental income by acquiring three floors of office space in GB Building since 2014. The acquisition of one floor of office space in The Central was later added to its portfolio in 2019. To create long-term sustainable value, the Group also expanded its business portfolio to include student accommodation in May 2023.

With a focus on delivering long-term sustainable growth, Chuan Hup will continue to explore investment opportunities to generate sustainable returns and value for its stakeholders.

Harnessing Strengths, Building Parnerships

Artist's Impression of Garden Towers, Perth

Chairman's Statement

"Exercising prudence amidst a challenging environment, Chuan Hup made a net profit of USD 5.79 million for the financial year ended 30 June 2023 ("FY2023")."

DEAR SHAREHOLDERS,

FY2023 saw a continuation of the post-pandemic recovery around the world with full reopening of international borders spurring an increase in travel and trade. Despite the uptick in economic activities, geopolitical tensions and rising inflation and interest rates continue to cast uncertainty over the longer-term business conditions.

Against this backdrop, we believe that Chuan Hup Holdings Limited ("Chuan Hup" or "the Group") has remained resilient. In addition, the Group remains strategic and vigilant in driving operational stability and securing opportunities to create long-term growth for its shareholders.

FY2023 Financial Performance

Exercising prudence amidst a challenging environment, Chuan Hup made a net profit of USD 5.79 million for the financial year ended 30 June 2023 ("FY2023") as compared to its net profit of USD 1.98 million for the financial year ended 30 June 2022 ("FY2022"). The increase in net profit was mainly attributed to higher mark-to-market gains recognised from investment securities and derivative financial instruments of USD 4.73 million, lower exchange losses of USD 2.27 million and improved share of results of associates and joint ventures by USD 1.32 million.

The Group recorded a lower revenue of USD 4.91 million in FY2023 as the Group now undertakes development property projects through joint ventures. Net results from development property projects are recognised within share of results of associates and joint ventures during the year.

The Group's share of results of associates and joint ventures in FY2023 included a one-off gain recognised in relation to the excess of the Group's share of an associate's identifiable assets and liabilities over the consideration paid for the acquisition of additional interests in Finbar Group Limited ("Finbar").

Positioned for Long-Term Value

The Group's financial position for FY2023 remains healthy with net assets of USD 230.27 million. Cash and cash equivalents stayed positive at USD 42.68 million in FY2023, despite a 38.9% decrease from USD 69.90 million in FY2022. The reduction in cash was mainly attributed to the acquisition of the property at 25 Jalan Selanting in Singapore for redevelopment purposes and the increase in property development loans granted to associates and joint ventures. Net cash used in financing activities of USD 2.26 million included the payment of dividends of USD 6.47 million in respect of FY2022 and proceeds from loans of USD 4.73 million.

Securing Opportunities for Future Growth and Outlook

Chuan Hup is focused on delivering long-term growth through the generation of sustainable returns and value for its shareholders. To achieve this, Chuan Hup works closely with its strategic partners and its investments to build a strong pipeline of growth for the future.

In Australia, borders have been reopened for international business and leisure visitors. The population has grown significantly with net overseas migration reaching 390,000 people in 2022. In the last 2 years, rental and property prices have risen in key cities across the nation. These factors would normally point to a buoyant property cycle. However, rising inflation and interest rates have caused a slowdown in property transactions and an unprecedented crisis within the construction sector, with many national and state building contractors going under. Thankfully, while our contractors have not suffered the same fate, inflationary cost increases has meant lower profits for our completed development.

In Perth, Western Australia, our completed joint venture project, AT238 has been well received by the market albeit with slower sales momentum given the challenge of higher interest rates. Our other joint venture project, Garden Towers, has been selling well (off the plans) but has yet to commence construction. Barring any unforeseen circumstances, we expect to start construction in FY2024 and recognise revenue contribution upon completion of the building.

In Queensland, we have 3 joint venture development projects. All 3 projects are in the Gold Coast with 2 projects expected to commence construction in FY2024.

The first to commence construction, Tapestry, is located on Chevron Island. The 22-storey residential building will comprise 113 apartments made up of two and three-bedroom units. Sales and marketing efforts have already started with encouraging results so far.

The second development site, Pipis, is located across the southern beaches of Gold Coast. The property development will be an 11-storey residential building comprising 19 residential apartments with direct beach access.

The third development site has received approval from the City of Gold Coast for its proposed 25-storey residential development comprising 54 apartments with a mixture of 2, 3 and 4 bedrooms.

The Group continues to evaluate property development projects with valued strategic partners, Finbar and Siera Property Group, to tap on development opportunities in the Australian market.

Capitalising on the rising demand in housing and accommodation in Singapore, the Group has further expanded its business portfolio to include the student accommodation sector through the acquisition of a majority stake in Homestead Capital Pte. Ltd. The Group believes that this acquisition will create long-term sustainable value and additional stream of recurring income in the years ahead.

Recognising challenges that may arise due to macro-environment factors, the Group will continue to tread carefully while remaining cautious in assessing any new investment opportunity moving forward.

Dividends

The Board is pleased to recommend a final tax exempt one-tier dividend of 1 Singapore cent per ordinary share for FY2023, amounting to SGD 9.23 million.

Appreciation and Gratitude

I wish to recognise our shareholders, business partners, management, and employees whose invaluable support make furthering our vision possible. I would also like to express my heartfelt gratitude to our Board of Directors for their guidance and contributions.

Mr Lo Pang Foo Steven
Non-Executive Chairman
6 September 2023

Cementing Our Position,
Shaping the Future

Our Investments

"The Group seeks to create value through strategic investments and partnerships to grow its portfolio."

AT238, Perth

At Chuan Hup, the Group is committed to fostering sustainable business growth. With the aim to develop robust, resilient, and sustainable earnings streams to its stakeholders over the long term, the Group seeks to create value through strategic investments and partnerships to grow its portfolio. In pursuing these objectives, the Group takes a long-term view when making new investments with a disciplined investment approach. The Group is vigilant in its risk management assessment of its investments and the progress of its projects across the different markets it operates in.

Beyond striving for strong financial performance, the Group upholds sustainable practices in corporate governance, ethics, environmental awareness and accountability in every aspect and level of its operations. With equal importance, the Group commits itself to maintaining a strong and robust balance sheet to withstand external cyclical challenges to grow its businesses.

STRATEGIC INVESTMENTS

Finbar Group Limited

Listed on the Australian Stock Exchange (ASX), Finbar Group Limited ("Finbar") is involved in the development of medium to high density residential properties. The Group is a substantial shareholder of Finbar and has recorded it as an associated company since January 2016. As of 30 June 2023, the Company holds a shareholding interest of 23.5% in Finbar.

Over the years, the Group has collaborated with Finbar on several successful residential development projects in Western Australia. These development projects include Reflections, Adagio, Toccata, Concerto, Unison on Tenth, One Kennedy, AT238, and most recently, Garden Towers. These development properties are all located within close proximity to Perth City.

Keyland Ayala Properties Inc

Keyland Ayala Properties Inc ("Keyland") is a property developer and owner of prime real estate in the central business district of Makati, Philippines. The Group is a substantial shareholder of Keyland and has recorded it as an associated company since October 2019. As of 30 June 2023, the Company holds a shareholding interest of 32.5% in Keyland.

Artist's Impression of Tapestry

Homestead Capital Pte. Ltd.

Homestead Capital Pte. Ltd. ("Homestead") is an investment holding company in Singapore. Homestead is the sole shareholder of Homestead KS Pte. Ltd. whose business focuses on the holding, leasing, operating and managing properties for the student accommodation sector. As of 30 June 2023, the Company holds a shareholding interest of 51% in Homestead.

PROPERTY DEVELOPMENTS

Australia

Symphony City, East Perth, Western Australia

The Group jointly launched the Symphony City development located at East Perth, Western Australia with Finbar in 2009. The project involved the redevelopment of the former Australian Broadcasting Corporation ("ABC") site which the Group owned.

Developed in three stages, the first two stages of Symphony City comprising Adagio and Toccata, luxury residential apartment towers with panoramic views of the Swan River, were completed and fully sold in 2014 and 2016 respectively.

Located in the heart of East Perth at the doorstep of the CBD, Concerto is Perth's tallest residential tower, standing at 38 stories high. Combining the simplicity and ease of inner-city living with a luxurious resort lifestyle at home, these brand-new luxury apartments were completed in 2017 and fully sold in 2021.

Unison, Maylands, Western Australia

Launched in 2014 and located within the trendy suburb northeast of Perth, the Unison project ("Unison"), was launched in two phases, Unison on Tenth and One Kennedy. Conveniently located just 4.5 kilometres from the Perth CBD, Unison is a short stroll from the buzzing Eighth Ave and Whatley Crescent café strips, Maylands train station and the beautiful banks of the Swan River. The first phase, Unison on Tenth, was completed in February 2016. All 169 apartments of Unison on Tenth have been fully sold in 2019.

With a striking three-level facade boasting composite cedar cladding and featured artwork

Our Investments

screens, the second phase, One Kennedy, is a contemporary low-rise residential development that enhances the modern, urban streetscape of Maylands.

One Kennedy offers resort style living at best value pricing and is available in one, two and three-bedroom options. A range of amenities are also provided including a 25-metre swimming pool, gym, games room and lounge.

As of 30 June 2023, all of the 123 apartments have been sold and settled.

AT238, Perth, Western Australia
Centrally located within walking distance from the Perth CBD, AT238 joint venture development project consists of 119 studio, one, two and three-bedroom apartments. The development offers potential residents and investors expansive views of the Swan River and the city from the upper levels. It features a podium design that embraces the retention of a mature street tree and a full range of resort style facilities including a lap pool, gym, sauna, steam room and multimedia cinematic hub as well as a private dining room and residents' lounge. The development achieved its completion in April 2023.

AT238 has sold 74 units out of the 119 apartments as of 30 June 2023.

Garden Towers, Perth, Western Australia
Centrally located with frontages to Hay Street, Plain Street and De Vlamingh Avenue in East Perth and directly opposite Queens Garden, Garden Towers joint venture development project will be developed into a mixed-use project, consisting of a diverse mix of 331 units of one, two and three-bedroom apartments and 1,283 square meters of ground floor commercial tenancies.

Garden Towers will include the conservation of the former Materials Science Building on the corner of Hay Street and Plain Street which has heritage significance. The development also features an array of common facilities including a Skydeck with residents' bar and private dining room at Level 36. The amenities at Level 6 include a heated pool, residential lounge, games and active games rooms, virtual golf driving range, twelve study and 'Zoom' rooms, board room, gym, cinema and media hub, and indoor and outdoor children's play areas.

Garden Towers is expected to commence construction towards the end of 2024 and currently has pre-sold 134 units as of 30 June 2023.

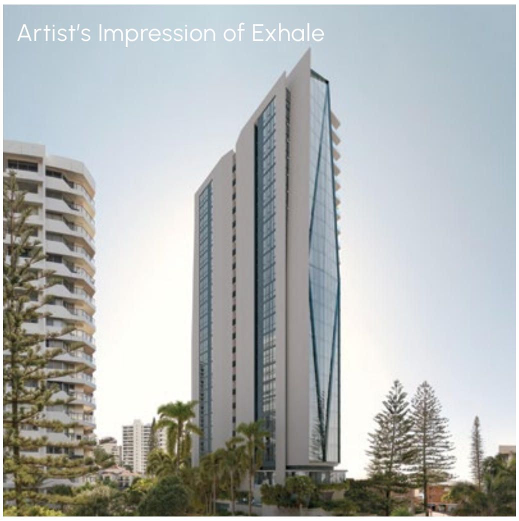
Tapestry, Surfers Paradise, Queensland, Australia

Expanding its footprint in residential property development projects in Australia, the Group partnered the Siera Group, a boutique residential property developer and builder specialising in medium-density housing, luxury homes, and small lot subdivisions in South-East Queensland, in a joint venture on the development of 39, 41 and 43 Darrambal Street, Surfers Paradise.

Centrally located on the exclusive Chevron Island and situated between the heart of Surfers Paradise and the Gold Coast CBD in the suburb of Southport, Tapestry will be developed into a mixed-residential tower comprising approximately 113 residential apartments across 19 levels.

It will feature an array of common facilities including a resident rooftop, complete with a resort-style swimming pool with day beds, a spa, and a pool deck. Sitting in its landscaping would include a barbecue and alfresco area, as well as a dining area surrounded by an edible garden. The development would also include a private dining space with a terrace and fire pit, a gym with sauna and steam room, and a lounging area with a lawn.

Tapestry has commenced construction in August 2023. As of 30 June 2023, 40 units out of the 113 residential apartments has been pre-sold.


Artist's Impression of Exhale

Exhale, Surfers Paradise, Queensland, Australia

Exhale marks the Group's second joint venture property development project with the Siera Group. The property development, with dual fronting at 3 Vista Street and 8 Enderley Avenue, is well located adjacent to Surfers Paradise Beach, situated on the southern end of Surfers Paradise on the border of Broadbeach.

Located on the exclusive stretch of beachside properties located in the Northcliffe Precinct of Surfers Paradise, the 25-storey residential building comprises 54 apartments with a mixture of 2, 3 and 4 bedrooms, which feature panoramic ocean, city and river views.


Artist's Impression of Tapestry, Surfers Paradise

Our Investments

The extensive residential amenities are spread across two podium levels complete with a resort-style swimming pool with day beds and private pool deck looking over the Pacific Ocean. Exhale also provides private dining options including the barbeque and alfresco area, which feature outdoor booths as well as a private dining space. The property development will be equipped with multiple function areas and access to a communal theatre and games room. Health and wellness have been embraced with a fully equipped private gym and yoga space accompanied by a traditional sauna and private spa nestled amongst sub-tropical gardens.

Exhale obtained its development approval in December 2022.

Pipis, Bilinga, Queensland

Following the successful partnership with the Siera Group, the Group embarked on its third joint venture property development project, located at 303 Golden Four Drive, Bilinga, Queensland (the "Land" or "Pipis"). The land will be developed into an 11-storey residential building, comprising 19 residential apartments.

Pipis commenced its sales launch in August 2023.

Paulownia, Singapore

Expanding its existing residential property development footprint, the Group ventured into boutique landed home development in Singapore, starting with the 25 Jalan Selanting property development project (the "Property" or "Paulownia"). Featuring two brand new 4-level semi-detached homes located within District 21, central west region of Singapore in Upper Bukit Timah, the development draws inspiration from the great Royal Paulownia tree, the ancient tree of good fortune and life's blessings through the endless seasons of time.

Paulownia is thoughtfully created to harness the natural elements of the surroundings, bringing in greenery, water, wind and sky into the dwelling. The homes will include elevated living hall & dining hall which extend into the lush terraces and layered swimming pool deck, as well as a refreshing sheltered rooftop lounge for homeowners to enjoy the view of the distant greenery with family and friends.

Paulownia commenced its sales launch in June 2023.

Artist's Impression of Pipis, Bilinga, Queensland

Artist's Impression of Paulownia, Singapore

INVESTMENT PROPERTIES

To build a recurring revenue base and expand its strategic plans, the Group has acquired three floors, the 20th to 22nd floors, of GB Building in November 2014 and the 24th floor of The Central in April 2019. The Group's investment properties segment remains profitable and cash flow positive.

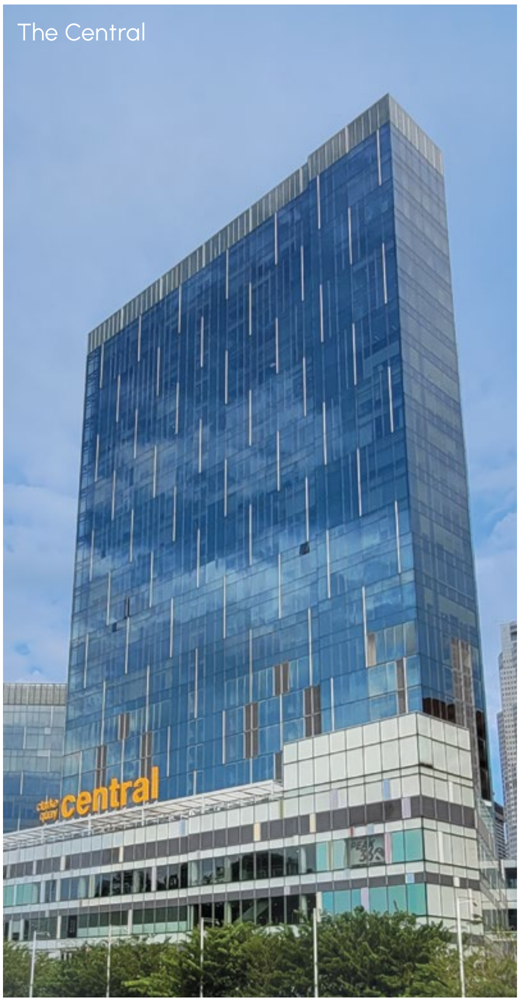
Office Units In GB Building, 143 Cecil Street, Singapore

Located in the heart of the Central Business District, the office units in the 20th to 22nd floors of GB Building, are in line with the Group's investment strategy to build a portfolio of quality property assets that can generate recurring revenue and provide sustainable earnings for its investment properties portfolio.

Office Units In The Central, 8 Eu Tong Sen Street, Singapore

The Central, which houses several office units, is centrally located near major expressways, well connected to public transport, with retail outlets and amenities available within the property. This acquisition provides the Group with an opportunity to own a strategically located commercial property, and concurrently earn a sustainable and recurring source of rental income to its investment properties portfolio.

The Central



Board of Directors

MR LO PANG FOO STEVEN

Chairman and
Non-Executive Independent Director

Mr Lo Pang Foo Steven is the Chairman and Non-Executive Independent Director of Chuan Hup. He was appointed as a Non-Executive Independent Director on 24 February 2017 and later as the Chairman on 1 July 2017. He was last re-elected on 28 October 2022. He is also the Chairman of the Remuneration and Nominating Committees and a member of the Audit Committee.

Mr Lo is a Director of Drew & Napier LLC as well as the Head of the firm's Mergers and Acquisitions Practice. He has more than 25 years of legal experience with a practice focus on mergers and acquisitions and corporate finance. He has extensive experience in both private and public merger and acquisition transactions in Singapore and the region. Mr Lo has a wide range of expertise and also represented issuers, underwriters and selling shareholders in a variety of domestic and international capital markets transactions.

Mr Lo was a Non-Executive Independent Director of PCI Limited from 28 December 2011 to 10 May 2019. He was also the Chairman of its Remuneration and Nominating Committees, and a member of its Audit Committee.

Mr Lo graduated from the National University of Singapore with a Bachelor of Laws (Honours) degree in 1995 and was admitted to the Singapore Bar in 1996. He subsequently obtained his Master of Laws degree from the University of Cambridge in 1998 and was admitted to the Roll of Solicitors in England and Wales in 2000 as a non-practising member.

MR PEH KWEE CHIM

Executive Director

Mr Peh Kwee Chim is an Executive Director of Chuan Hup. He was one of the founders of Chuan Hup in 1970. He was appointed as an Executive Director on 1 August 1970 and as Managing Director in 1984. On 1 November 2005, he resigned as Managing Director and remained on the Board as an Executive Director. He was last re-elected on 29 October 2021. He is a member of the Nominating Committee.

Mr Peh was the Executive Chairman of PCI Limited from 27 November 1989 to 10 May 2019 and was a member of its Nominating Committee.

Mr Peh graduated from the University of Western Australia in 1969 with a Bachelor of Engineering (Mechanical) degree.

MR PEH SIONG WOON TERENCE

Chief Executive Officer and Executive Director

Mr Peh Siong Woon Terence is the Chief Executive Officer and Executive Director of Chuan Hup. As Chief Executive Officer, he is responsible for the day-to-day running of the business and for the overall performance of the Group. He was appointed on 1 November 2005 and was last re-elected on 29 October 2020.

Mr Peh has over 20 years of experience in property development investment and project management in Asia Pacific, and management experience in finance in the marine and electronics manufacturing services industries.

Mr Peh is a Non-Executive Director of Finbar Group Limited, which is listed on the Australian Securities Exchange.

Mr Peh was an Executive Director of PCI Limited ("PCI") from 28 December 2011 to 10 May 2019 and the Executive Vice Chairman of PCI from 13 August 2013 to 10 May 2019. Mr Peh was also a Non-Executive Director of Pacific Star Development Limited from 15 February 2017 to 7 June 2019 and a member of its Audit, Nominating and Remuneration Committees.

Mr Peh obtained his Bachelor of Commerce in Marketing degree from Curtin University of Technology, Australia in 1996 and his Master of Commerce in Finance from the University of New South Wales, Australia in 1997.

Board of Directors

MS HENG SU-LING MAE

Non-Executive Independent Director

Ms Heng is a Non-Executive Independent Director of Chuan Hup. She was appointed on 3 April 2018 and last re-elected on 29 October 2021. Ms Heng is the Chairman of the Audit Committee and a member of the Remuneration and Nominating Committees.

Ms Heng has over 16 years of experience working at Ernst & Young Singapore. She is a Non-Executive Independent Director of HRnetGroup Limited, Ossia International Limited, Grand Venture Technology Limited, Rex International Holding Limited and Novo Tellus Alpha Acquisition, each of which is listed on the SGX-ST. She also holds directorships in her family-owned investment holding companies.

Ms Heng was a Non-Executive Independent Director of Pacific Star Development Limited and Apex Health care Berhad, from 7 August 2017 to 7 June 2019, and from 20 November 2008 to 17 May 2023 respectively. She was the Chairman of their Audit Committees and a member of their Remuneration and Nominating Committees.

Ms Heng received her Bachelor of Accountancy from Nanyang Technological University in 1992. She is a Fellow Chartered Accountant of Singapore, and an ASEAN Chartered Professional Accountant.

MR LIM KWEE SIAH

Non-Executive Director

Mr Lim Kwee Siah is a Non-Executive Director of Chuan Hup. He was appointed to this position on 28 December 2011. He was last re-elected on 28 October 2022. Mr Lim is a member of the Audit and Remuneration Committees.

Mr Lim has extensive experience in financial management, investment, and property development.

Mr Lim was also a Non-Executive Director of PCI Limited from August 1989 to December 2011, an Executive Director of Chuan Hup from November 1989 to October 2005 and a Non-Executive Independent Director of Scomi Marine Bhd from September 2005 to January 2011.

Mr Lim graduated from the then University of Singapore (now known as National University of Singapore) in 1976 with a Bachelor of Accountancy degree and is a Fellow Chartered Accountant of Singapore.

Senior Management

MR ELDON WAN
Chief Operating Officer

Mr Eldon Wan is the Chief Operating Officer of Chuan Hup. He is responsible for developing, establishing and implementing the Group's operating policies, business plans and strategies.

Mr Wan joined Chuan Hup in May 2014 as Head, Corporate Development and was redesignated as Chief Operating Officer in August 2017. He was concurrently an Executive Director of PCI Limited from April 2018 to May 2019.

Mr Wan was appointed as a Non-Executive Director of Finbar Group Limited, which is listed on the Australian Securities Exchange, in January 2023.

Mr Wan has over 25 years of experience in the finance and accounting sectors. He has cumulated industry experience in mergers and acquisitions, financial and management reporting, budgeting, taxation, treasury as well as corporate governance and risk management matters. Prior to joining the Group, he was the Group Chief Financial Officer of The Straits Trading Company Limited and the Group Finance Manager of the Tecity Group.

Mr Wan graduated from the Nanyang Technological University of Singapore in 1995 with a Bachelor of Accountancy degree and is a Fellow Chartered Accountant of Singapore.

MS ANNE LIEW MEI HONG
Chief Financial Officer and Company Secretary

Ms Anne Liew Mei Hong is the Chief Financial Officer and Company Secretary of Chuan Hup. She is responsible for all accounting, financial, taxation, risk management, human resource, and secretarial matters of the Group.

Ms Liew was redesignated from Head, Corporate Investments to Chief Financial Officer on 21 October 2019. She was previously appointed as Head, Corporate Investments on 1 July 2018, while concurrently holding the position of Chief Financial Officer of PCI Limited ("PCI") from April 2018 to May 2019 where she was responsible for all accounting, financial, taxation, risk management and human resource matters of the PCI Group. She joined PCI in 2009 as Section Head, Finance and rose through the ranks with her appointment as Vice President, Finance in July 2015 and later Chief Financial Officer in April 2018.

Ms Liew has over 15 years of experience in the finance and accounting sectors. She has cumulated industry experience in financial and management reporting, budgeting, taxation, treasury as well as corporate governance and risk management matters. Prior to joining PCI, she worked in the Finance department of a European-based multinational company.

Ms Liew graduated from the University of Hertfordshire, UK in 2005 with a Bachelor of Arts (Hons) degree in Accounting. She is a Chartered Accountant of Singapore and a member of the Association of Chartered Certified Accountants.

Breaking New Ground, Expanding Strategically

Artist's Impression of Pipis, Bilinga, Queensland

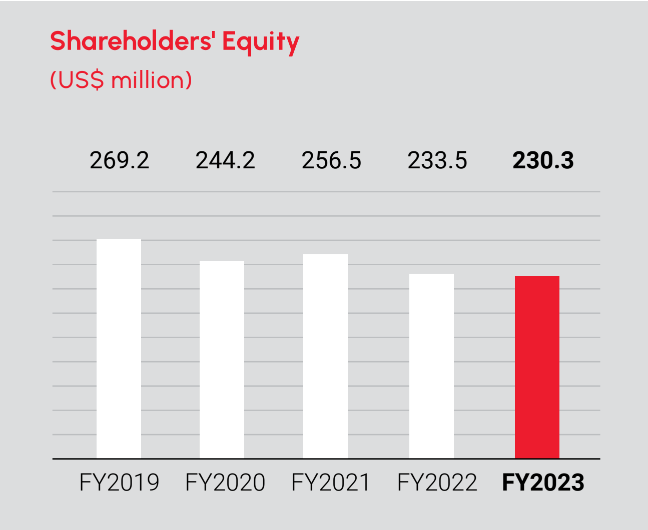

Artist's Impression of living room at Pipis

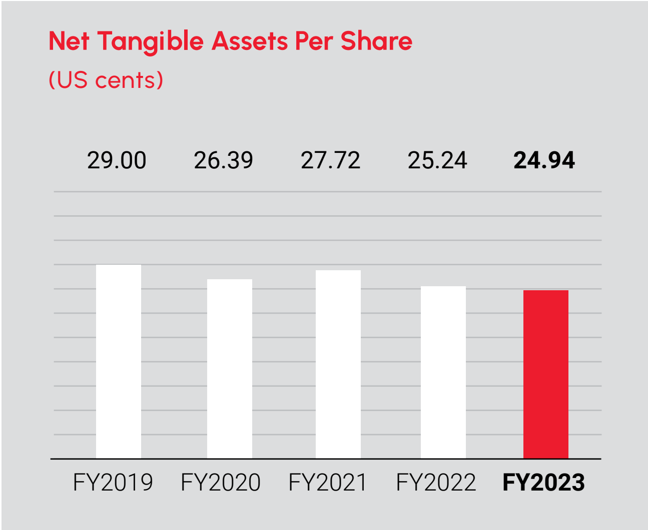
Group Financial Highlights

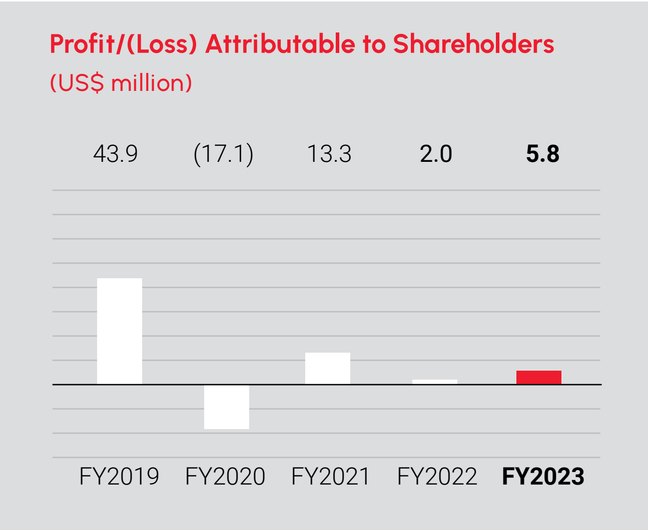
FINANCIAL YEAR ENDED 30 JUNE	**2023 US$'000**	2022 US$'000	2021 US$'000	2020 US$'000	2019 US$'000
STATEMENT OF COMPREHENSIVE INCOME					
Revenue	**4,914**	15,731	19,582	25,234	194,178
Profit/(loss) before tax	**6,281**	2,260	13,532	(16,791)	49,704
Profit/(loss) for the year	**5,787**	1,980	13,291	(17,124)	46,019
Profit/(loss) attributable to equity holders of the Company	**5,787**	1,980	13,291	(17,124)	43,931
BALANCE SHEET					
Development properties	**8,294**	571	11,343	22,161	15,077
Other current assets	**57,166**	82,687	110,722	129,121	157,593
Investment properties	**54,044**	52,631	53,196	50,155	55,455
Other non-current assets	**125,047**	100,772	97,224	68,119	60,419
	244,551	236,661	272,485	269,556	288,544
Current liabilities	**9,283**	2,708	15,524	24,881	18,739
Non-current liabilities	**1,626**	443	430	468	566
Equity attributable to equity holders of the Company	**230,266**	233,510	256,531	244,207	269,239
Non-controlling interests	**3,376**	-	-	-	-
	244,551	236,661	272,485	269,556	288,544
PER ORDINARY SHARE					
Net tangible assets per share (US cents)	**24.94**	25.24	27.72	26.39	29.00
Earnings/(loss) per share (US cents)	**0.63**	0.21	1.44	(1.85)	4.73
Final dividend per share (SG cents)	**1**	1	1	-	1
Special dividend per share (SG cents)	**-**	-	1	1	9
FINANCIAL RATIOS					
Dividend payout ratio (%)	**117.6**	335.9	103.6	N.M	155.3
Return on total assets (%)	**2.4**	0.8	4.9	(6.4)	15.2
Return on average equity (%)	**2.5**	0.8	5.3	(6.7)	15.8

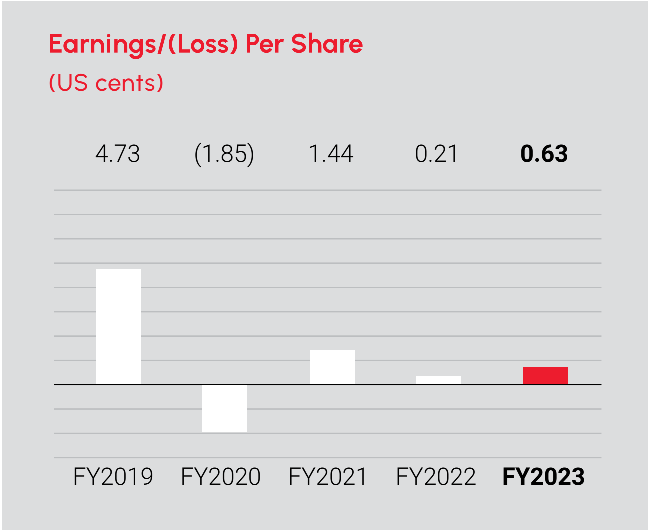
N.M = Not Meaningful

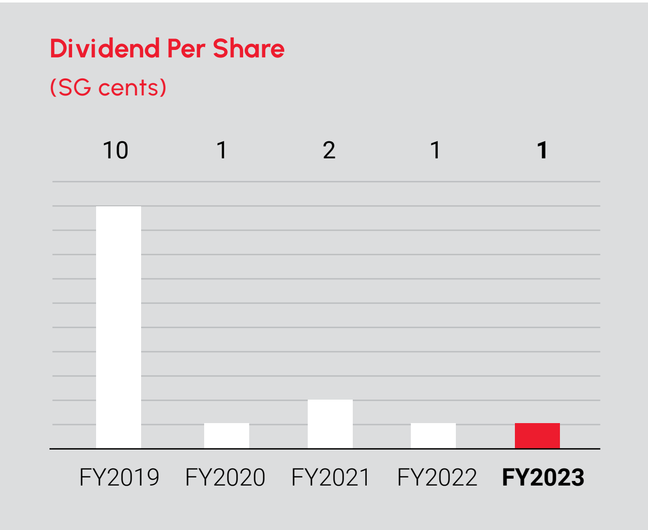
FY2023 At a Glance

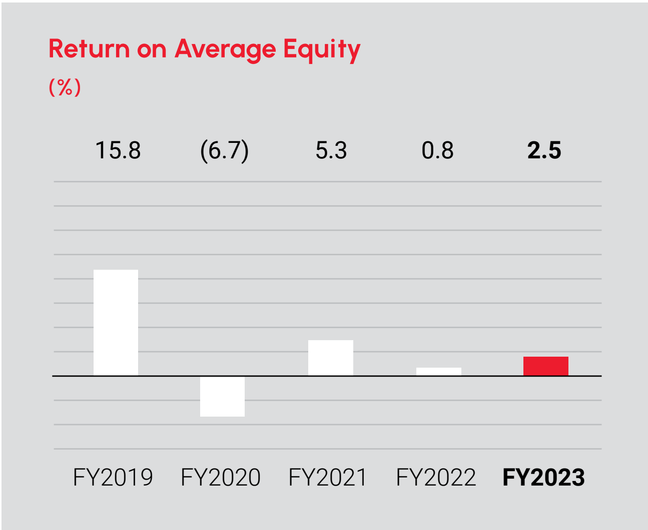












Corporate Data

BOARD OF DIRECTORS
Mr Lo Pang Foo Steven
(Chairman and Non-Executive Independent Director)

Mr Peh Kwee Chim
(Executive Director)

Mr Peh Siong Woon Terence
(Chief Executive Officer and Executive Director)

Ms Heng Su-Ling Mae
(Non-Executive Independent Director)

Mr Lim Kwee Siah
(Non-Executive Director)

AUDIT COMMITTEE
Ms Heng Su-Ling Mae
(Chairman)

Mr Lo Pang Foo Steven
Mr Lim Kwee Siah

REMUNERATION COMMITTEE
Mr Lo Pang Foo Steven
(Chairman)

Ms Heng Su-Ling Mae
Mr Lim Kwee Siah

NOMINATING COMMITTEE
Mr Lo Pang Foo Steven
(Chairman)

Mr Peh Kwee Chim
Ms Heng Su-Ling Mae

COMPANY SECRETARY
Ms Anne Liew Mei Hong

REGISTERED OFFICE
8 Eu Tong Sen Street
#24-90 The Central
Singapore 059818
Telephone: (65) 6559 9700
Facsimile: (65) 6268 1937
Website: www.chuanhup.com.sg
Email: corpsec_legal@chuanhup.com.sg

SHARE REGISTRAR
Tricor Barbinder Share Registration Services
(A division of Tricor Singapore Pte. Ltd.)
80 Robinson Road #02-00
Singapore 068898

AUDITOR
Ernst & Young LLP
One Raffles Quay, North Tower
Level 18 Singapore 048583

PARTNER-IN-CHARGE
Mr Tan Seng Choon
Appointed with effect from the financial year ended 30 June 2021

Artist's Impression of unit in Pipis


Financial Calendar

Artist's Impression of Paulownia

Financial Year End
30 June 2023

Announcement of Half-Year Financial Results
10 February 2023

Announcement of Full Year Financial Results
25 August 2023

Publication of Annual Report
5 October 2023

Annual General Meeting
27 October 2023

Book Closure to Register Members for Final Dividend
3 November 2023

Proposed Payment of Final Dividend
14 November 2023

Corporate Governance Report

Chuan Hup is committed to achieving high standards of corporate governance to promote corporate transparency and to enhance shareholder value.

This report sets out an overview of Chuan Hup's corporate governance practices during the financial year ended 30 June 2023 ("FY2023") with reference to the principles and provisions of the Code of Corporate Governance 2018 (the "Code"). The Company has complied in all material aspects with the principles and provisions in the Code. Where there are any variations from the Code, an explanation has been provided.

BOARD MATTERS

The Board's Conduct of Affairs
(Principle 1)

The Board is collectively responsible for providing overall strategy and direction to the Management for the long-term success of the Company. Directors act in good faith and in the best interests of the Company. The Board has put in place a code of conduct and ethical standards for Directors and employees to adhere to. Directors facing conflicts of interest recuse themselves from discussions involving the issues of conflict.

The principal functions of the Board are as follows:

(a) To decide on matters in relation to the Group's operations which are of a significant nature, including decisions on strategic directions and guidelines and the approval of periodic plans and major investments and divestments;

(b) To oversee the business performance and affairs of the Company and provide guidance to Management;

(c) To oversee processes for evaluating the adequacy and effectiveness of internal controls and risk management systems;

(d) To set the Company's values and standards; and

(e) To consider sustainability issues such as environmental and social factors as part of its strategic formulation.

Matters requiring the Board's decision and approval include:

(a) The Group's strategic plans;

(b) The Group's annual budget;

(c) Full year and half-year financial statements;

(d) Dividend policy and payout;

(e) Issue of shares;

(f) Appointment of Directors and appointment on Board Committees;

(g) Appointment of key management personnel and their remuneration packages;

(h) Corporate and financial restructuring;

(i) Major funding and investment proposals;

(j) Major capital expenditure;

(k) Mergers, major acquisitions and disposals;

(l) Adoption of corporate governance policies;

(m) Reviewing the adequacy and effectiveness of the risk management and internal control systems;

(n) Reviewing matters which involve a conflict of interest for a substantial shareholder or Director; and

(o) Any other matters which require Board approval as prescribed under relevant legislation and regulations and the provisions of the Company's Constitution.

The Group has in place financial authorisation limits for matters such as operating and capital expenditures and acquisition and disposal of assets and investments, which require the approval of the Board.

The Board is supported by the Board Committees established to assist the Board in discharging its responsibilities of overseeing the Group's affairs and enhancing corporate governance. These Committees are the Audit Committee, the Remuneration Committee and the Nominating Committee. The Board Committees have been constituted with clear written Terms of Reference setting out their compositions, authorities and duties.

Board Meetings

The Board conducts regular scheduled meetings on a quarterly basis. Where necessary, additional Board meetings are held to deliberate on any ad hoc significant matters. Attendance by telephone and video conference at Board meetings is allowed under Chuan Hup's Constitution.

An aggregate of 4 Board meetings was held for the financial year FY2023.

The Directors' attendance at Board meetings, meetings of the various Board Committees and the Annual General Meeting ("AGM") during FY2023 are as follows:

Meetings held in FY2023	Board	Audit Committee	Nominating Committee	Remuneration Committee	AGM
Mr Lo Pang Foo Steven	4 of 4	4 of 4	1 of 1	1 of 1	1 of 1
Mr Peh Kwee Chim	4 of 4	-	1 of 1	-	1 of 1
Mr Peh Siong Woon Terence	4 of 4	-	-	-	1 of 1
Ms Heng Su-Ling Mae	4 of 4	4 of 4	1 of 1	1 of 1	1 of 1
Mr Lim Kwee Siah	4 of 4	4 of 4	-	1 of 1	1 of 1

Access to Information

The Directors are provided with Board papers and related materials, background or explanatory information in advance of each Board Meeting to enable them to be properly informed of matters to be discussed and/or approved, as well as ongoing reports relating to operational and financial performance of the Group.

The Board has separate and independent access to Senior Management and the Company Secretary at all times. The Company Secretary also assists the Chairman by ensuring good information flows within the Board and its Committees, and between Senior Management and the Non-Executive Directors. The Company Secretary attends and prepares minutes for all Board and Board Committee Meetings, advises the Board on governance matters and ensures that Board procedures are followed, and that applicable rules and regulations are complied with. The Constitution provides that the appointment or removal of the Company Secretary is a decision of the Board as a whole.

Directors, either individually or as a group, in the furtherance of their duties can take independent professional advice, if necessary, at the Company's expense.

Board Orientation and Training

Upon appointment, each Director receives a formal letter setting out the Directors' duties and responsibilities. All newly appointed Directors undergo an orientation programme, which includes Management presentations on the Group's businesses, strategic plans and objectives. Training is provided for first-time Directors in areas such as accounting, finance, the roles and responsibilities of a director of a listed company and industry-specific matters as appropriate.

As part of training for the Board, Directors are briefed from time to time on changes to laws, regulations, guidelines and accounting standards, as well as relevant trends or changing commercial risks during Board meetings or at specially convened sessions. Directors are also encouraged to attend, at the Company's expense, relevant and useful seminars for their continuing education and skills improvement courses that are conducted by external organisations. The Company Secretary will bring to Directors' attention information on seminars that may be of relevance or use to them. Articles and reports relevant to the Group's businesses are also circulated to the Directors for information.

During FY2023, the development or training programmes, attended by the Directors included briefings on developments in accounting and governance standards presented by the Company's internal and external auditor at Audit Committee Meetings.

Board Composition and Guidance
(Principle 2)

The Board currently comprises 5 Directors, 2 of whom are Non-Executive Independent Directors, 1 of whom is a Non-Executive Director and 2 of whom are Executive Directors. The Non-Executive Independent Directors are Mr Lo Pang Foo Steven and Ms Heng Su-Ling Mae. The Non-Executive Director is Mr Lim Kwee Siah. The Executive Directors are Mr Peh Kwee Chim and Mr Peh Siong Woon Terence.

Board Independence

The Board, taking into account the views of the Nominating Committee, assesses the independence of each Director annually in accordance with the principles and provisions of the Code. There is a strong independent element in the Board. The Board and the Nominating Committee has ascertained that for the period under review, independent Directors make up at least one-third of the Board. No independent Director has served on the Board beyond nine years from the date of his or her appointment. Non-Executive Directors make up a majority of the Board.

The Nominating Committee (save for Mr Lo Pang Foo Steven who abstained from deliberation in this matter) noted that Mr Lo is a Director of Drew & Napier LLC, which is one of the law firms providing legal services to the Group in FY2023. Mr Lo had declared to the Nominating Committee that he did not have a 5% or more stake in Drew & Napier LLC, and that the total fees that Drew & Napier LLC received from the Group in FY2023 for the provision of legal services were not significant under the guidance provided in the Practice Guidance. The Nominating Committee also took into account Mr Lo's actual performance and valuable contributions on the Board and Board Committees. It agreed that Mr Lo has at all times discharged his duties with professionalism and objectivity and exercised strong independent judgement in the best interests of the Company, and should therefore continue to be deemed an independent Director.

The Nominating Committee (Ms Heng Su-Ling Mae abstained from giving her views on the determination of her independence) noted that Ms Heng does not have any of the relationships and is not faced with the circumstances identified in the Code and the Practice Guidance that would interfere, or be reasonably perceived to interfere, with the exercise of her independent judgement in the best interests of the Company. The Nominating Committee is of the view that Ms Heng has demonstrated independence in the discharge of her duties and responsibilities as a Director and that she is therefore an Independent Director.

Board Diversity

The Company has in place a Board Diversity Policy, which recognises the benefits of having a Board with diverse backgrounds and experience to enhance decision making and ensure effective governance. While striving for diversity, all Board appointment are made on merit, taking into account skills, knowledge, experience and perspectives for effective stewardship of the Company's business. In accordance with this policy, the Nominating Committee will review the relevant objectives for promoting and achieving diversity on the Board, the progress made and make recommendations for approval by the Board. The Nominating Committee will review this policy from time to time as appropriate and the progress made.

The Board and the Nominating Committee are of the view that the current composition of the Board encompasses an appropriate balance and diversity of skills, experience, gender, age, knowledge and competencies such as accounting, finance, business and management experience, law, industry knowledge and strategic planning experience. The Board has four male directors and one female director with ages ranging from 49 to 78, who served on the board for different tenure.

The Company does not set any specific target for the boardroom age diversity but will work towards having appropriate age diversity in the Board, if the opportunity arises. The Company does not fix age limit for its Directors given that such Directors are normally reputed and experienced in the corporate world and could continue to contribute to the Board in steering the Company. The Board is fully committed to promoting age diversity, valuing the contribution of its members regardless of age, and seek to eliminate age stereotyping and discrimination on age.

The Company does not set any specific target for ethnic diversity in the boardroom but will work towards having appropriate ethnic diversity in the Board, if the opportunity arises.

Non-Executive Independent Directors meet periodically without the presence of Management. Feedback is provided to the Board as appropriate.

Chairman and Chief Executive Officer
(Principle 3)

The Chairman and the Chief Executive Officer are separate persons. The Chairman is a Non-Executive and Independent Director and also chairs the Remuneration Committee and the Nominating Committee. He leads the Board and is responsible for ensuring the effectiveness of the Board. He approves the agenda for the Board meetings and ensures sufficient time is allocated for discussion of all agenda items. He promotes an open environment for debate and ensures that the Non-Executive Directors are able to speak freely and contribute effectively. He ensures effective communication with shareholders, encourages constructive relations between the Board and Management and between the Directors and promotes high standard of corporate governance.

The Chairman and the Chief Executive Officer are not related. The Chief Executive Officer leads the Management team and implements the Board's decisions. He is responsible for the day-to-day operations and business and the overall performance of the Group. The roles of the Chairman and the Chief Executive Officer are kept separate to ensure an appropriate balance of powers, increased accountability and greater capacity of the Board for independent decision making.

Given that the roles of the Chairman and the Chief Executive Officer are separate, and the Chairman is independent, no Lead Independent Director is required to be appointed.

Board Membership
(Principle 4)

The Board reviews the composition of the Board and Board Committees periodically, taking into account the need for progressive renewal of the Board and each Director's competencies, commitment, contribution and performance.

The Nominating Committee comprises Mr Lo Pang Foo Steven (Committee Chairman), Mr Peh Kwee Chim and Ms Heng Su-Ling Mae. The majority of the Nominating Committee members including the Chairman, are Non-Executive Independent Directors. The role and functions of the Nominating Committee are set out in its written Terms of Reference, which set out its authority and duties.

The Nominating Committee's functions include reviewing succession plans for Directors, in particular the appointment and/or replacement of the Chairman, the Chief Executive Officer and key management personnel, reviewing the process and criteria for evaluation of the performance of the Board, its Board Committees and Directors, reviewing training and professional development programmes for the Board, considering the appointment and re-appointment of Directors, reviewing the balance and diversity of skills, experience, gender, age, knowledge and competencies of the Board and its size and composition, and determining the independence of a Director.

Process for Selection of New Directors

The Nominating Committee oversees the process for the appointment of new Directors. The Nominating Committee assesses the appropriate mix of expertise and experiences needed for an effective Board and recommends the most suitable candidates, after reviewing their qualities and profiles, taking into consideration factors such as skills, experience, background, age, gender and other relevant factors and how they will complement and augment the competencies of the current Board. The Nominating Committee may recourse to both internal as well as external sources to draw up a list of potential candidates. Suitable candidates are then evaluated, shortlisted and recommended to the Board for consideration.

Directors' Time Commitment

The Nominating Committee has reviewed each Director's listed company directorships and principal commitments. The Nominating Committee is satisfied that all Directors have carried out their duties adequately, contributing to the effectiveness of the Board and Board Committees. The Directors had demonstrated their commitment to the Company and availability to attend to the affairs of the Company, both at formal meetings and informally. The Nominating Committee therefore does not recommend setting a limit on the number of listed company board representations that a Director may hold.

Re-Election of Directors

Each year, the Nominating Committee reviews the nomination of Directors for re-election. In recommending the Directors for re-election, the Nominating Committee takes into account the competencies, commitments, contribution and performance of the Directors with reference to their attendance, preparedness, participation and candour at meetings of the Board and Board Committees.

At each AGM of the Company, not less than one third of the Directors for the time being (being those who have been longest in office since their last re-election) are required to retire from office by rotation. A retiring Director is eligible for re-election by the shareholders of the Company at the AGM. Also, all newly appointed Directors during the year will hold office only until the next AGM and will be eligible for re-election.

No alternate Director has been or is currently appointed to the Board.

Key information on the Directors is set out on pages 14 and 16 of this Annual Report.

Board Performance
(Principle 5)

The Board has implemented a process in consultation with the Nominating Committee, for assessing the effectiveness of the Board, each Board Committee and the Directors' contribution to the effectiveness of the Board on an annual basis. To provide feedback to aid in this assessment, each Director is required to complete an evaluation questionnaire. The evaluation questionnaire considers factors such as the size and composition of the Board and Board Committees, Board processes and accountability, Board and Board Committees' development and effectiveness, information management, decision-making processes, risk and crisis management and communication with Senior Management and shareholders. The evaluation and feedback are then consolidated and presented to the Board for discussion on areas of strengths and weaknesses to improve the effectiveness of the Board and its Committees. The Chairman would act on the results of the performance evaluation, and in consultation with the Nominating Committee, propose where appropriate, new members to be appointed to the Board or seek the resignation of Directors in order to enhance the effectiveness of the Board and its Committees. No external facilitator has been used for the purpose of Board assessment in FY2023. The Nominating Committee periodically reviews and improves the evaluation questionnaire as necessary. The Nominating Committee has decided for the time being that in view of the strengths and contributions of each Director and the demonstrated commitment to his/her role on the Board, it would not be necessary to assess the individual performance of each Director.

REMUNERATION MATTERS
(Principle 6)

Procedures for Developing Remuneration Policies

The Remuneration Committee comprises Mr Lo Pang Foo Steven (Committee Chairman), Ms Heng Su-Ling Mae and Mr Lim Kwee Siah, all of whom are Non-Executive and the majority of whom, including the Chairman, are Independent Directors.

The functions of the Remuneration Committee include the following:

(a) To review and recommend to the Board a framework of remuneration for the Board and key management personnel;

(b) To review and recommend to the Board the specific remuneration packages for each Director, as well as for the key management personnel;

(c) To review all aspects of remuneration, including but not limited to directors' fees, salaries, allowances, bonuses, share-based incentives and awards, if any, benefits in kind and termination payments;

(d) To review and administer any share incentive scheme adopted by the Group and to decide on the allocations to eligible participants under the said scheme; and

(e) To review the Company's obligations arising in the event of termination of the Executive Directors' and key management personnel's contracts of service to ensure such contracts of services contain fair and reasonable termination clauses.

The role and functions of the Remuneration Committee are set out in its written Terms of Reference, which set out its authority and duties.

If required, the Remuneration Committee will seek expert advice inside and/or outside the Company on the remuneration of all Directors and key management personnel, and any such engagement of remuneration consultants would be disclosed, including a statement on whether they have any relationship with the Company. No remuneration consultants were engaged for FY2023.

Level and Mix of Remuneration
(Principle 7)
Disclosure of Remuneration
(Principle 8)

The objective of the Group's remuneration policy is to ensure that the level and structure of the remuneration of the Board and key management personnel are appropriate and proportionate to the sustained performance and value creation of the Group, taking into account its strategic objectives, its long-term interests and risk policies. The Remuneration Committee has structured remuneration packages for key management personnel on measured performance indicators taking into account financial and non-financial factors. Remuneration is structured to link a significant and appropriate proportion of rewards to corporate and individual performance.

The remuneration framework for Directors, the Chief Executive Officer and key management personnel is aligned with the interests of shareholders and other stakeholders and appropriate to attract, retain and motivate the Directors to provide good stewardship of the Company and key management personnel to successfully manage the Company for the long term.

Non-Executive Directors including the Chairman, are paid fees, subject to the approval of shareholders at the AGM. The Directors' fees are appropriate to the level of contribution, taking into account factors such as effort, time spent and responsibilities of each Non-Executive Director. Non-Executive Directors are not overly compensated to the extent that their independence may be compromised. The Company does not have a retirement remuneration plan for Non-Executive Directors. Executive Directors do not receive any Directors' fees. No individual Director fixes his own remuneration.

The Company adopts a remuneration policy for Executive Directors and key management personnel comprising a fixed component and a variable component. The fixed component is in the form of a base salary, allowance and benefits in kind. The variable component is in the form of a variable bonus, comprising short-term and medium-term incentives, which are dependent on the financial performance of the Group and individual performance.

A percentage breakdown showing the level and mix of remuneration for each Director, the Chief Executive Officer and key management personnel is disclosed herein. In FY2023, the top two key management personnel (who are not Directors or the Chief Executive Officer) are Mr Eldon Wan and Ms Anne Liew Mei Hong. In disclosing the remuneration of the top two key management personnel in bands of US$180,000, the Company provides a macro perspective without compromising the Group's business interests and minimises the highly competitive pressures which would arise from more detailed disclosures. The Board is also of the view that it is in the best interests of the Company not to fully disclose the remuneration of each Director, the Chief Executive Officer and the aggregate total remuneration paid to the top two key management personnel (who are not Directors or the Chief Executive Officer), given the confidential and commercial sensitivities associated with remuneration matters and the highly competitive human resource environment in which the Company operates and the importance of ensuring stability and continuity of business operations with a competent and experienced management team in place.

Excluding Mr Peh Kwee Chim and Mr Peh Siong Woon Terence who are immediate family members, there was no employee of the Company and its subsidiaries who was an immediate family member of a Director, the Chief Executive Officer or a substantial shareholder of the Company and whose remuneration exceeded US$73,000 during FY2023.

The Chuan Hup Employee Share Schemes ("CH ESOS") which was approved by the shareholders of the Company at the Extraordinary General Meeting of the Company held on 29 October 2020 is in force for a period of 10 years. Please refer to the Company's circular dated 6 October 2020 for details of CH ESOS. The CH ESOS was designated to reward the contributions and continued dedication of our key employees and Non-Executive Directors. This complementary programme provides greater flexibility in structuring market competitive compensation packages of eligible participants and additional incentive for motivating and retaining employees.

As of 30 June 2023, no option has been granted under the CH ESOS.

Remuneration paid or accrued to Directors and the Chief Executive Officer by the Group for the financial year ended 30 June 2023

Directors/Chief Executive Officer of the Company	Fixed Component(1) (%)	Variable Component(2) (%)	Directors' Fees (%)	Total Compensation (%)
US$540,000 to US$719,999				
Mr Peh Kwee Chim	85	15	-	100
Mr Peh Siong Woon Terence (Chief Executive Officer and Executive Director)	83	17	-	100
Below US$180,000				
Mr Lo Pang Foo Steven	-	-	100	100
Ms Heng Su-Ling Mae	-	-	100	100
Mr Lim Kwee Siah	-	-	100	100

Notes:

(1) Fixed component refers to base salary, allowances, benefits in kind and employer CPF.

(2) Variable component refers to variable bonus and employer CPF.

Remuneration paid or accrued to the top two Key Management Personnel (who are not Directors or the Chief Executive Officer) by the Group for the financial year ended 30 June 2023

Remuneration Bands/ Key Management Personnel	Fixed Component(1) (%)	Variable Component(2) (%)	Total Compensation (%)
Between US$540,000 to US$719,999			
1	70	30	100
Between US$360,000 to US$539,999			
1	71	29	100

Notes:

(1) Fixed component refers to base salary, allowances, benefits in kind and employer CPF.

(2) Variable component refers to variable bonus and employer CPF.

ACCOUNTABILITY AND AUDIT

Risk Management and Internal Controls
(Principle 9)

The Board is responsible for the governance of risk, including determining the nature and extent of the significant risks which the Company is willing to take. The Board oversees the Company's risk management framework and policies and ensures that Management maintains a sound system of risk management and internal controls, to safeguard the interests of the Company and its shareholders. If there are any material weakness identified by the Board or Audit Committee, Management takes the necessary steps to address them.

The Group has in place an Enterprise Risk Management Framework ("ERM Framework"). This ERM Framework sets out the formal, systematic and comprehensive guidelines and rules to identify and manage significant risks that might affect the Group's achievement of its business objectives. Key risks, control measures and management actions are continually identified and monitored by Management. Management then applies appropriate controls and mitigating steps to manage the risk to an acceptable level.

On an annual basis, the Group's internal auditor prepares an audit plan taking into consideration risks identified and assessed from the risk management systems. This risk-based audit plan is approved by the Audit Committee and audits are conducted to assess the adequacy and effectiveness of the Group's system of internal controls in addressing financial, operational, compliance and information technology risks. In addition, material control weaknesses over financial reporting, if any, are highlighted by the external auditor in the course of the statutory audit.

All audit findings and recommendations made by the internal and external auditors are reported to the Audit Committee and significant findings are discussed at the Audit Committee meetings. Management follows up on all recommendations to ensure timely remediation of audit issues and reports the status to the Audit Committee.

For FY2023, the Board has received assurance from:

(a) The Chief Executive Officer and the Chief Financial Officer that the financial records have been properly maintained and the financial statements give a true and fair view of the Group's operations and finances; and

(b) The Chief Executive Officer and the relevant key management personnel that the Group's risk management and internal control systems (including financial, operational, compliance and information technology controls) were adequate and effective.

Based on the internal controls established and maintained by the Group, work performed by the internal and external auditors, reviews performed by Management and the Board Committees, the assurance from the Chief Executive Officer, the Chief Financial Officer and the relevant key management personnel, the Board is satisfied and the Audit Committee concurs with the Board that the Group's internal controls (including financial, operational, compliance and information technology controls) and risk management systems, were adequate and effective as at 30 June 2023.

The Board and the Audit Committee, however, note that the system of internal controls provides reasonable, but not absolute, assurance that the Group will not be affected by any event (that could be reasonably foreseen) as it strives to achieve its business objectives. In this regard, the Board also notes that no system can provide absolute assurance against the occurrence of material errors, poor judgement in decision-making, human error, fraud or other irregularities.

Accountability

The Board's responsibility is to present a balanced and fair assessment of the Group's performance, position and prospects to the public via the release of the Group's financial results. The Audit Committee and the Board review and approve the financial results before its dissemination.

The financial statements and other announcements are released via the SGXNet and are also available on the Company's website. The Company's Annual Reports may be viewed or downloaded from the corporate website as well. Shareholders may, however, request for a physical copy at no cost.

The Board takes appropriate steps to keep abreast of changes and ensure compliance with legislative and regulatory requirements, where appropriate.

Audit Committee
(Principle 10)

The Audit Committee comprises Ms Heng Su-Ling Mae (Committee Chairman), Mr Lo Pang Foo Steven and Mr Lim Kwee Siah, all of whom are Non-Executive, and the majority of whom, including the Chairman, are Independent Directors. Ms Heng Su-Ling Mae and Mr Lim Kwee Siah have recent and relevant accounting or related financial management expertise and experience. Mr Lo Pang Foo Steven has in-depth knowledge of the responsibilities of the Audit Committee and practical experience and knowledge of the issues and considerations affecting the Committee. The Audit Committee is guided by clear written Terms of Reference and met four times in FY2023.

The Audit Committee has full access to and co-operation by Management. The Audit Committee also has full discretion to invite any Director or executive officer to attend its meetings and has been given adequate resources to discharge its functions. The Audit Committee meets with the external auditor and with the internal auditor, in each case, without the presence of Management at least annually.

The Audit Committee performs the functions as set out in the Code including the following:

(a) reviewing the significant financial reporting issues and judgement so as to ensure the integrity of the financial statements of the Company and any announcements relating to the Company's financial performance;

(b) reviewing at least annually the adequacy and effectiveness of the Company's internal controls and risk management systems;

(c) reviewing the assurance from the Chief Executive Officer and Chief Financial Officer on the financial records and financial statements;

(d) making recommendations to the Board on: (i) the proposals to the shareholders on the appointment and removal of external auditor; (ii) the remuneration and terms of engagement of the external auditor;

(e) reviewing the adequacy, effectiveness, independence, scope and results of the external audit and the Company's internal audit function;

(f) reviewing and approving processes to regulate interested person transactions and to ensure compliance with the applicable regulations; and

(g) reviewing the policy and arrangements for concerns about possible improprieties in financial reporting or other matters to be safely raised, independently investigated and appropriately followed up on. The Company publicly discloses, and clearly communicates to employees, the existence of a whistle-blowing policy and procedure for raising such concerns.

The Audit Committee discussed the key audit matters for FY2023 with Management and the external auditor. The Audit Committee concurs with the basis and conclusions included in the auditor's report with respect to key audit matters.

For more information on the key audit matters, please refer to pages 45 to 48 of this Annual Report.

The Audit Committee considered the volume of non-audit services provided by the external auditor to the Group, and being satisfied that the nature and extent of such services will not prejudice the independence and objectivity of the external auditor, confirmed their re-nomination. The aggregate amount of fees paid to the external auditor in FY2023 and a breakdown of the fees paid in respect of audit and non-audit services are stated in the notes to the financial statements.

Two of the Company's subsidiaries and its associated companies, Finbar Group Limited (which is listed on the Australian Securities Exchange) and Keyland Ayala Properties Inc, are audited by different audit firms. The names of these audit firms are listed on page 86 and 97 of the Annual Report. The Board and the Audit Committee are satisfied that the appointment of these auditors would not compromise the standard and effectiveness of the audit of the Group. Accordingly, the Board confirms that Rule 712 and Rule 715 read with Rule 716 of the SGX-ST Listing Manual have been complied with.

The Audit Committee has nominated Ernst and Young LLP for re-appointment as external auditor of the Company at the forthcoming AGM.

Changes to accounting standards and accounting issues which have a direct impact on the financial statements are reported to the Audit Committee, and highlighted by the external auditor in their meetings with the Audit Committee.

None of the Audit Committee members is a former partner or director of the Company's existing auditing firm, Ernst and Young LLP.

Internal Audit

The internal audit function of the Company is outsourced to BDO LLP (the "Internal Auditor"), which is independent of Management. The Audit Committee decides on the appointment, termination and remuneration of the Internal Auditor.

The Internal Auditor's primary line of reporting is to the Audit Committee. The Internal Auditor has unfettered access to the Audit Committee, the Board and Management as well as all the Group's documents, records, properties and personnel.

The Internal Auditor carries out its function according to the standards set by internationally recognised professional bodies including the Standards for the Professional Practice of Internal Auditing set by The Institute of Internal Auditors.

During the financial year, the Internal Auditor conducted its audit review based on the internal audit plan approved by the Audit Committee. The Internal Auditor submitted its internal audit report to the Audit Committee on audit findings and actions taken by Management on the findings.

For FY2023, the Audit Committee was satisfied that the internal audit function was independent, adequately resourced and has appropriate standing within the Group and co-operation of the Management to carry out its duties effectively.

Whistle-blowing Policy

The Company has put in place a whistle-blowing policy which sets out the procedures for staff of the Company and stakeholders to make a report in good faith and in confidence without fear of reprisal, concerns about wrongdoing or breach of applicable laws, regulations, policies or other matters relating to the Group and its officers. The policy provides that the identity of the whistleblower will be kept confidential and there is no detrimental or unfair treatment against the whistleblower who has made a report in good faith. The objective for such arrangement is to ensure independent investigation of such matters and for appropriate follow-up action.

The Audit Committee is responsible for oversight and monitoring of whistle-blowing. The Audit Committee reviews all whistle-blowing reports if any, received at its quarterly meetings. The Audit Committee may consider the seriousness of the issues raised, the credibility of the concern and the likelihood of confirming the allegation from attributable sources and if such reports are made in good faith. Depending on the complexity and the nature of the reports, the Audit Committee has the authority to engage any external experts to assist in investigations.

Whistleblowers may identify themselves or make anonymous reports in the form of letter or written reports by mail to Chuan Hup Holdings Limited at 8 Eu Tong Sen Street, #24-90 The Central, Singapore 059818 and addressed to the Chairman of Audit Committee.

Details of the whistle-blowing policy, together with the dedicated whistle-blowing communication channels have been made available to all employees in the Company's Employee Handbook.

There was no whistle-blowing report received during FY2023 and up to date of this Report.

SHAREHOLDERS RIGHTS AND ENGAGEMENT

Shareholder Rights and Conduct of General Meetings
(Principle 11)
Engagement with Shareholders
(Principle 12)
Engagement with Stakeholders
(Principle 13)

The Company is committed to treating all shareholders fairly and equitably in order to enable them to exercise shareholders' rights and have the opportunity to communicate their views on matters affecting the Company.

Conduct of Shareholder Meetings

In light of the COVID-19 pandemic, the Company convened and held its 2022 AGM by way of electronic means on 28 October 2022 pursuant to COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (The Ministerial Order). The notice of the 2022 AGM was sent to shareholders solely by electronic means through publication on SGXNet and the Company's corporate website. In addition to being able to submit questions for the 2022 AGM in advance of the meeting (the responses for which were uploaded via SGXNet and on Company's website), shareholders voted at the 2022 AGM (i) "live" by themselves or their duly appointed proxy(ies) (other than the Chairman of the Meeting) via electronic means; or (ii) by appointing the Chairman of the Meeting as proxy to vote on their behalf.

The forthcoming AGM (2023 AGM) will be convened and held by way of physical means on 27 October 2023 pursuant to revocation of the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (The Ministerial Order) with effect from 1 July 2023.

The Company's usual practice for the conduct of general meetings is set out below.

The Company encourages shareholder participation and ensures that shareholders have the opportunity to participate effectively at general meetings. Shareholders are informed of general meetings through published notices in the annual reports or circulars. The notice of general meeting, which sets out all items of business to be transacted at the general meeting, is also released via SGXNet and published in The Business Times. Shareholders are informed of the rules, including voting procedures, that govern general meetings of shareholders.

A shareholder who is entitled to attend and vote may either vote in person or through the appointment of one or more proxies (who can either be named individuals nominated by the shareholder to attend the meeting or the Chairman of the meeting as the shareholder may select). The Constitution allows a shareholder of the Company to appoint up to two proxies to attend and vote in place of the shareholder. Pursuant to the Companies Act 1967, the CPF Board and relevant intermediaries (as defined in Section 181 of the Companies Act 1967) may appoint more than two proxies to attend, speak and vote on their behalf.

The Company's main forum for dialogue and interaction with shareholders takes place at its AGM. All Directors attended the last AGM of the Company in 2022 virtually. All Directors including the Chairman of each Board Committee and Senior Management are in attendance at shareholders' meetings to allow shareholders the opportunity to air their views and ask questions regarding the Company. The external auditor is also present to address shareholders' queries about the conduct of audit and the preparation and content of the auditor's report.

The Board ensures that there are separate resolutions at general meetings on each substantially separate issue unless the resolutions are interdependent and linked so as to form one significant proposal. Where the resolutions are "bundled", the Company explains the reasons and material implications in the notice of meeting.

Minutes of general meetings, that include substantial and relevant comments or queries from shareholders relating to the agenda of the meeting and responses from the Board and Management are recorded and are available to shareholders upon their request. The Company will publish the minutes of the forthcoming AGM and future general meetings on its Company's website.

To ensure transparency in the voting process, and better reflect shareholders' interests, the Company puts all resolutions at general meetings to vote by electronic poll voting. An independent scrutineer is also appointed to count and validate the votes cast at the meetings. Detailed results showing the number of votes cast for and against each resolution and the respective percentage will be displayed live-on-screen to shareholders/proxies immediately after each poll conducted. The polling results are also announced on the SGXNet and the Company's website.

Chuan Hup currently does not implement voting in absentia by email or electronic means. This is due to concerns with the authentication of the shareholder's identity and other related security and integrity issues.

Dividend Policy

The Company's policy on the payment of dividends (excluding special dividends) is to endeavour – barring unforeseen circumstances – to pay up to fifty percent (50%) of net profit after tax. In considering the level of dividend payments, the Board takes into account various factors including the level of available cash, the return on equity and retained earnings and projected level of capital expenditure and other investment plans.

Engagement with Shareholders

The Company communicates regularly with its shareholders and facilitates the participation of shareholders during general meetings and other channels to allow shareholders to communicate their views on various matters affecting the Company.

The Company has in place an investor relations policy which allows for an ongoing exchange of views so as to actively engage and promote regular, effective and fair communications with shareholders. The investor relations policy sets out the mechanisms through which shareholders may contact the Company through the Company's corporate website under the link: https://www.chuanhup.com.sg/contact-us.html with questions and through which the Company may respond to such questions.

The Company is committed to providing shareholders with timely, adequate and relevant information pertaining to changes in the Company or its business which would be likely to materially affect the price or value of the Company's shares to enable shareholders to make informed decisions in respect of their investments in the Company. It does not practise selective disclosure of price-sensitive information.

The Company's policy is that shareholders be informed promptly of all major developments that impact the Company and its subsidiaries. The Company communicates information to shareholders and the investing community through timely release of announcements to the SGX-ST via SGXNet. Such announcements include the half-year and full year results, material transactions, and other developments relating to the Group requiring disclosure under the corporate disclosure policy of the SGX-ST. Annual Reports and Sustainability Reports are issued within the mandatory period.

The Company maintains a corporate website at www.chuanhup.com.sg to communicate and engage with external stakeholders such as investors and customers, and the public can access information on the Group including the announcements made to SGX-ST.

The Management team handles queries by analysts, investors and shareholders in the form of letters, electronic mail and telephone calls.

The Company has arrangements in place to identify and engage with its material stakeholder groups and to manage its relationship with such groups. These arrangements as well as strategies and key areas of focus in relation to the management of stakeholder relationships are set out in the Company's Sustainability Report.

OTHER CODES AND PRACTICES

Dealing in Securities

The Group has an internal code on dealings in securities of the Company by Directors and employees. Chuan Hup's Directors and employees are prohibited from dealing in Chuan Hup's shares during the period commencing one month before the announcement of the Company's half-year and full year financial statements ("Closed Period"). In addition, Directors and employees are prohibited from dealing in Chuan Hup's shares on short-term considerations and/or while in possession of unpublished material price-sensitive information relating to Chuan Hup shares.

The Company will also not purchase or acquire its securities during the Closed Periods and at any time after a price-sensitive or trade-sensitive development has occurred or has been the subject of a decision until the price-sensitive or trade-sensitive information has been publicly announced.

Interested Person Transactions Policy

The Company has procedures in place to comply with the SGX-ST Listing Manual requirements relating to interested person transactions of the Company.

The aggregate value of interested person transactions ("IPTs") entered into during the financial year under review is as follows:

Name of interested person	**Aggregate value of all IPTs during the financial year under review (excluding transactions less than S$100,000/ US$73,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)** S$'000/US$'000	**Aggregate value of all IPTs conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S$100,000/US$73,000)** S$'000/US$'000
Mr Lim Kwee Siah - provision of consultancy services	162/119	NIL

Contents

Directors' Statement

The directors are pleased to present their statement to the members together with the audited consolidated financial statements of Chuan Hup Holdings Limited (the "Company") and its subsidiaries (collectively, the "Group") for the financial year ended 30 June 2023 and the balance sheet of the Company as at 30 June 2023.

OPINION OF THE DIRECTORS

In the opinion of the directors,

(i) the accompanying consolidated financial statements of the Group and the balance sheet of the Company are drawn up so as to give a true and fair view of the financial position of the Group and of the Company as at 30 June 2023 and the financial performance, changes in equity and cash flows of the Group for the financial year ended on that date; and

(ii) at the date of this statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

DIRECTORS

The directors of the Company in office at the date of this statement are:

Mr Lo Pang Foo Steven
Mr Peh Kwee Chim
Mr Peh Siong Woon Terence
Ms Heng Su-Ling Mae
Mr Lim Kwee Siah

ARRANGEMENTS TO ENABLE DIRECTORS TO ACQUIRE SHARES AND DEBENTURES

Neither at the end of nor at any time during the financial year was the Company a party to any arrangement whose objects are, or one of whose objects is, to enable the directors of the Company to acquire benefits by means of the acquisition of shares or debentures of the Company or any other body corporate.

DIRECTORS' INTERESTS IN SHARES AND DEBENTURES

The following directors, who held office at the end of the financial year, had, according to the register of directors' shareholdings, required to be kept under Section 164 of the Companies Act 1967 of Singapore, an interest in shares of the Company and related corporations (other than wholly-owned subsidiaries) as stated below:

	Direct interest			Deemed interest[1]		
Name of director	**At the beginning of the financial year**	**At the end of the financial year**	**At 21 July 2023**	**At the beginning of the financial year**	**At the end of the financial year**	**At 21 July 2023**
Chuan Hup Holdings Limited (ordinary shares)						
Mr Peh Kwee Chim	–	–	–	478,264,490	478,264,490	478,264,490
Mr Peh Siong Woon Terence	37,709,100[2]	37,709,100[2]	37,709,100[2]	478,264,490	478,264,490	478,264,490
Ms Heng Su-Ling Mae	–	–	–	50,000	50,000	50,000
Mr Lim Kwee Siah	230,000	230,000	230,000	–	–	–

(1) Deemed to have an interest pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore and Section 7 of the Companies Act 1967 of Singapore.
(2) Registered in the name of nominees.

By virtue of Section 4 of the Securities and Futures Act 2001 of Singapore and Section 7 of the Companies Act 1967 of Singapore, Mr Peh Kwee Chim and Mr Peh Siong Woon Terence are deemed to have an interest in all the related corporations of the Company.

Except as disclosed in this statement, no director who held office at the end of the financial year had interests in shares, share options, warrants or debentures of the Company, or of related corporations, either at the beginning, or at the end of the financial year.

SHARE PLAN

The Group has adopted an employee share scheme, known as the Chuan Hup Employee Share Schemes ("CH ESOS"), approved by the shareholders of the Company at the Extraordinary General Meeting of the Company held on 29 October 2020, designated to reward the contributions and continued dedication of our key employees and non-executive directors. This complementary programme provides greater flexibility in structuring market competitive compensation packages of eligible participants and additional incentive for motivating and retaining employees.

The CH ESOS is administered by the Remuneration Committee which comprises the following members:

Mr Lo Pang Foo Steven (Chairman)
Ms Heng Su-Ling Mae
Mr Lim Kwee Siah

The selection of the participants and the number of shares in CH ESOS is determined by the Remuneration Committee at its absolute discretion.

There was no employee share option granted as of the date of this report.

SHARE OPTIONS

(a) **Options to take up unissued shares**

During the financial year, no option to take up unissued shares of the Company or any corporation in the Group was granted.

(b) **Options exercised**

During the financial year, there were no shares of the Company or any corporation in the Group issued by virtue of the exercise of an option to take up unissued shares.

(c) **Unissued shares under options**

At the end of the financial year, there were no unissued shares of the Company or any corporation in the Group under option.

AUDIT COMMITTEE

The Audit Committee comprises the following Non-Executive Directors at the date of this statement:

Ms Heng Su-Ling Mae (Chairman)
Mr Lo Pang Foo Steven
Mr Lim Kwee Siah

All the Audit Committee members, except Mr Lim Kwee Siah, are independent.

The Audit Committee carried out its functions in accordance with Section 201B(5) of the Companies Act 1967 of Singapore and the Singapore Exchange Securities Trading Limited Listing Manual. The functions carried out are detailed in the Corporate Governance Report, which is included in the Company's Annual Report for the financial year ended 30 June 2023, and include a review of the financial statements of the Company and of the Group for the financial year and the external auditor's report thereon.

Accordingly, the Audit Committee has also undertaken a review of the nature and extent of non-audit services provided by the external auditor to the Group. In the opinion of the Audit Committee, these services would not affect the independence of the external auditor.

The Audit Committee has recommended to the Board that the auditor, Ernst & Young LLP, be nominated for re-appointment at the forthcoming Annual General Meeting of the Company.

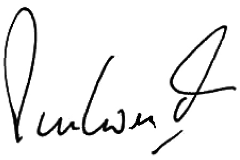
Directors' Statement

AUDITOR

Ernst & Young LLP has expressed its willingness to accept re-appointment as auditor.

On behalf of the board of directors,

Peh Siong Woon Terence
Director



Peh Kwee Chim
Director

Singapore
6 September 2023

Independent Auditor's Report

For the financial year ended 30 June 2023

Independent Auditor's Report to the Members of Chuan Hup Holdings Limited

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of Chuan Hup Holdings Limited (the "Company") and its subsidiaries (collectively, the "Group"), which comprise the balance sheets of the Group and the Company as at 30 June 2023, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated cash flow statement of the Group for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements of the Group and the balance sheet of the Company are properly drawn up in accordance with the provisions of the Companies Act 1967 (the "Act") and Singapore Financial Reporting Standards (International) (SFRS(I)) so as to give a true and fair view of the consolidated financial position of the Group and the financial position of the Company as at 30 June 2023 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with Singapore Standards on Auditing (SSAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority (ACRA) Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities (ACRA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled our responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

Key audit matters (continued)

Valuation of investment properties

As disclosed in Note 18 to the financial statements, the Group owns three office floors at GB Building and one office floor at The Central. As at 30 June 2023, the Group's investment properties amounted to US$54.0 million, representing 30.2% of non-current assets and 22.1% of total assets of the Group. The Group records the investment properties at fair value as at the balance sheet date.

The Group also has significant interest in associates, which are mainly involved in the business of property investment and hold investment properties in Australia and Philippines. As at 30 June 2023, the carrying value of the interests in the associates amounted to US$64.2 million, representing 35.9% of non-current assets and 26.3% of total assets of the Group. For the financial year ended 30 June 2023, the Group's share of the associates' results was US$5.3 million. The recoverability of the interests in and a portion of the results from the associates are dependent on the fair valuation of the investment properties held by the associates.

Management of the respective entities engaged independent professional valuers to determine the fair value of these properties. The valuation of investment properties is a key audit matter as it involved the use of a range of estimates made by management and the independent valuers particularly in the light of volatility and uncertainties due to the current economic condition.

How our audit addressed the key audit matter

As part of our audit procedures, we considered the objectivity, independence and competency of the independent valuers engaged by management of the respective entities. We involved our internal real estate and valuation specialist, where applicable, in our discussions with management, auditors of the associates and the independent valuers and obtained explanations to understand the selection of the valuation methodology as well as the key assumptions used to establish the valuation. We assessed the appropriateness of the valuation method used by considering the valuation method adopted for similar property types.

We assessed the reasonableness of the market transacted price per square metre used in the valuations by comparing them against recent transacted prices of comparable properties. We inquired and obtained explanations from management, auditors of the associates and the independent valuers on the valuation adjustments made to the key assumptions in response to the heightened level of estimation uncertainty. We assessed the reasonableness of the movements in fair value of the investment properties based on available industry data and current property market outlook.

The key areas of judgement and estimation involved in the valuation of investment properties are disclosed in Note 3.2(a) to the financial statements and information related to investment properties is provided in Note 18 and Note 19 to the financial statements.

Key audit matters (continued)

Carrying value of development properties

As at 30 June 2023, the Group's development properties in Singapore amounted to US$8.3 million, representing 12.7% of current assets and 3.4% of total assets of the Group. The Group records the development properties at the lower of cost and net realisable value.

The Group has significant interests in an associate and joint ventures, which are mainly involved in the business of property development in Australia. As at 30 June 2023, the carrying value of the interests in the associates and joint ventures amounted to US$119.0 million, representing 66.4% of non-current assets and 48.7% of total assets of the Group. For the financial year ended 30 June 2023, the Group's share of the associates' and joint venture's results was US$5.8 million. The recoverability of the interests in the associates and joint ventures are dependent on the carrying value of the development properties held by the associates and joint ventures.

Management of the respective entities exercised judgement to assess whether there is a need to write down the development properties. These judgements include the estimation of the expected selling prices of development properties, taking into account current and expected market demand for such properties. As such, we identified this to be a key audit matter.

How our audit addressed the key audit matter

As part of our audit procedures, we discussed with management and auditors of the associates and joint ventures to understand their sales plans, current sales progress and their expected financial performance. We assessed whether the carrying value of development properties was stated at the lower of cost and net realisable value. In assessing the net realisable value, we checked prices of units sold during the year and subsequent to the year end to assess the margins achieved.

Additionally, we assessed the reasonableness of the forecasted selling prices of these development properties by comparing to recent transacted prices for the same project or comparable properties in the vicinity of the properties, taking into consideration the prevailing market trends and the selling plans for these properties.

The key areas of judgement and estimation involved in valuation of development properties are disclosed in Note 3.2(b) to the financial statements and information related to development properties is provided in Note 10 to the financial statements.

Accounting for acquisitions

The Group completed its acquisition of additional interest in Finbar Group Limited ("Finbar acquisition") on 1 September 2022 and 51% equity interest in Homestead Capital Pte. Ltd. ("HCPL acquisition") on 6 May 2023 for a purchase consideration of US$3,193,000 and US$3,963,000 respectively. Management prepared the purchase price allocation ("PPA") exercise for Finbar acquisition and the PPA has been finalised in the financial year ended 30 June 2023 resulting in a gain on bargain purchase of US$1,871,000 being recognised. In relation to the HCPL acquisition, management prepared the PPA with the assistance of an external valuation specialist. Based on the finalised PPA exercise for HCPL acquisition, the Group recorded a goodwill of US$443,000 and other identifiable intangible assets of US$3,663,000.

We have determined this to be a key audit matter based on the quantitative materiality of the acquisition and the significant management judgement and estimation are required in the PPA exercises, particularly on the identification and valuation of the intangible assets.

Key audit matters (continued)

Accounting for acquisitions **(continued)**

How our audit addressed the key audit matter

As part of our audit procedures, we reviewed the purchase agreements to obtain an understanding of the transactions. An important element of the PPA relates to the identification and measurement of the acquired assets and liabilities. We reviewed the identification of assets and liabilities based on our discussion with management and understanding of the acquirees' business. We assessed the competence, capabilities and objectivity of the external valuation specialist engaged by management for the HCPL acquisition. Our internal valuation specialist assisted us in assessing the appropriateness of management's valuation methodology and assessed the reasonableness of key assumptions and inputs used in measuring the fair value of acquired assets and liabilities.

The key areas of judgement and estimation involved in accounting for acquisitions are disclosed in Note 3.2(c) to the financial statements. We also assessed the adequacy of the related disclosures in Note 12 to the financial statements.

Other information

Management is responsible for other information. The other information comprises the information included in the annual report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of management and directors for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and SFRS(I), and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The directors' responsibilities include overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Auditor’s responsibilities for the audit of the financial statements (continued)

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor’s report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiary corporations incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

The engagement partner on the audit resulting in this independent auditor’s report is Tan Seng Choon.

Ernst & Young LLP
Public Accountants and
Chartered Accountants
Singapore
6 September 2023

Consolidated Statement of Comprehensive Income

For the financial year ended 30 June 2023

	Note	Group 2023 US$'000	Group 2022 US$'000
Revenue	4	4,914	15,731
Property development expense		(626)	(11,663)
Other operating expenses		(426)	(437)
Changes in fair value of investment properties	18	81	1,242
Changes in fair value of investment securities		1,537	(3,374)
Changes in fair value of derivative financial instruments		–	180
Employee benefits expense		(3,243)	(2,882)
Depreciation expense		(221)	(216)
Other expenses		(1,206)	(1,170)
Other (losses)/gains, net	5	(292)	404
Share of results of associates and joint ventures		5,763	4,445
Profit before tax	6	6,281	2,260
Tax expense	7	(494)	(280)
Profit for the year attributable to equity holders of the Company		5,787	1,980
Other comprehensive income:			
Item that will not be reclassified to profit or loss:			
Financial assets, at fair value through other comprehensive income:			
Changes in fair value		(64)	97
Fair value changes reclassified to accumulated profits		–	(27)
Item that may be reclassified subsequently to profit or loss:			
Currency translation		(2,163)	(11,471)
Other comprehensive loss for the year, net of tax		(2,227)	(11,401)
Total comprehensive income/(loss) for the year attributable to equity holders of the Company		3,560	(9,421)
Earnings per share (US cents):	8		
Basic		0.63	0.21
Diluted		0.63	0.21

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Balance Sheets
As at 30 June 2023

	Note	Group		Company	
		2023	**2022**	**2023**	**2022**
		US$'000	US$'000	US$'000	US$'000
Assets					
Current assets					
Development properties	10	8,294	571	–	–
Trade and other receivables	11	1,061	886	146	28
Tax recoverable		392	162	–	–
Amounts due from subsidiaries	12	–	–	44,432	58,227
Investment securities	13	13,029	11,741	10,364	9,336
Cash and cash equivalents	14	42,684	69,898	22,934	21,828
		65,460	83,258	77,876	89,419
Non-current assets					
Plant and equipment	15	538	583	379	583
Right-of-use assets	16	731	–	1,129	1,459
Intangible assets	17	4,106	–	–	–
Investment properties	18	54,044	52,631	–	–
Interests in subsidiaries	12	–	–	90,215	85,848
Interests in associates and joint ventures	19	118,993	99,706	37,875	34,682
Investment securities	13	337	363	337	363
Deferred tax assets	25	342	120	–	–
		179,091	153,403	129,935	122,935
Total assets		244,551	236,661	207,811	212,354
Equity and liabilities					
Current liabilities					
Lease liabilities	21	583	–	197	208
Borrowing	22	4,860	–	–	–
Trade and other payables	23	2,799	1,934	1,667	1,197
Amounts due to subsidiaries	24	–	–	2,777	665
Income tax payable		1,041	774	–	–
		9,283	2,708	4,641	2,070
Net current assets		56,177	80,550	73,235	87,349
Non-current liabilities					
Lease liabilities	21	148	–	979	1,249
Other payables	23	253	309	–	–
Deferred tax liabilities	25	1,225	134	–	–
		1,626	443	979	1,249
Total liabilities		10,909	3,151	5,620	3,319
Net assets		233,642	233,510	202,191	209,035

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Balance Sheets
As at 30 June 2023

	Note	Group 2023	Group 2022	Company 2023	Company 2022
		US$'000	US$'000	US$'000	US$'000
Equity					
Share capital	26	150,450	150,450	150,450	150,450
Treasury shares	27	(335)	–	(335)	–
Reserves	28	(16,865)	(15,104)	(1,156)	(1,616)
Accumulated profits		97,016	98,164	53,232	60,201
Total equity attributable to equity holders of the Company		230,266	233,510	202,191	209,035
Non-controlling interest		3,376	–	–	–
Total equity		233,642	233,510	202,191	209,035
Total equity and liabilities		244,551	236,661	207,811	212,354

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Consolidated Statement of Changes in Equity

For the financial year ended 30 June 2023

Group	Share capital US$'000	Treasury shares US$'000	Currency translation reserve US$'000	FVOCI reserve US$'000	Accumulated profits US$'000	Subtotal US$'000	Non-controlling interest US$'000	Total equity US$'000
	Attributable to equity holders of the Company							
Balance at 1 July 2022	150,450	–	(12,149)	(2,955)	98,164	233,510	–	233,510
Profit for the year	–	–	–	–	5,787	5,787	–	5,787
Other comprehensive income								
Financial assets, at FVOCI Changes in fair value	–	–	–	(64)	–	(64)	–	(64)
Currency translation	–	–	(2,163)	–	–	(2,163)	–	(2,163)
Other comprehensive loss, net of tax	–	–	(2,163)	(64)	–	(2,227)	–	(2,227)
Total comprehensive (loss)/ income for the year	–	–	(2,163)	(64)	5,787	3,560	–	3,560
Contributions by and distributions to owners								
Dividends paid to equity holders of the Company (Note 9)	–	–	–	–	(6,469)	(6,469)	–	(6,469)
Purchase of treasury shares (Note 27)	–	(335)	–	–	–	(335)	–	(335)
Total contributions by and distributions to owners	–	(335)	–	–	(6,469)	(6,804)	–	(6,804)
Others								
Transfer of fair value reserves of financial asset at FVOCI upon disposal	–	–	–	466	(466)	–	–	–
Acquisition of subsidiary	–	–	–	–	–	–	3,376	3,376
Total others	–	–	–	466	(466)	–	3,376	3,376
Balance at 30 June 2023	150,450	(335)	(14,312)	(2,553)	97,016	230,266	3,376	233,642

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Consolidated Statement of Changes in Equity

For the financial year ended 30 June 2023

	Attributable to equity holders of the Company					
Group	**Share capital** US$'000	**Treasury shares** US$'000	**Currency translation reserve** US$'000	**FVOCI reserve** US$'000	**Accumulated profits** US$'000	**Total equity** US$'000
Balance at 1 July 2021	150,450	–	(678)	(3,547)	110,306	256,531
Profit for the year	–	–	–	–	1,980	1,980
Other comprehensive income						
Financial assets, at FVOCI						
Changes in fair value	–	–	–	97	–	97
Fair value changes reclassified to accumulated profits	–	–	–	–	(27)	(27)
Currency translation	–	–	(11,471)	–	–	(11,471)
Other comprehensive (loss)/income, net of tax	–	–	(11,471)	97	(27)	(11,401)
Total comprehensive (loss)/income for the year	–	–	(11,471)	97	1,953	(9,421)
Contributions by and distributions to owners						
Dividends paid to equity holders of the Company (Note 9)	–	–	–	–	(13,600)	(13,600)
Total contributions by and distributions to owners	–	–	–	–	(13,600)	(13,600)
Others						
Transfer of fair value reserves of financial asset at FVOCI upon disposal	–	–	–	495	(495)	–
Total others	–	–	–	495	(495)	–
Balance at 30 June 2022	150,450	–	(12,149)	(2,955)	98,164	233,510

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Consolidated Cash Flow Statement

For the financial year ended 30 June 2023

		Group	
	Note	2023	2022
		US$'000	US$'000
Operating activities			
Profit before tax		6,281	2,260
Adjustments for:			
Share of results of associates and joint ventures		(5,763)	(4,445)
Depreciation expense	15	221	216
Dividend income	4	(379)	(307)
Interest income	4	(2,465)	(775)
Unrealised translation loss		149	2,246
Changes in fair value of investment properties	18	(81)	(1,242)
Changes in fair value of investment securities		(1,537)	3,374
Changes in fair value of derivative financial instruments		–	(180)
Allowance for expected credit losses	5	181	319
Reversal of provision for indemnity	5	–	(3,000)
Operating cash flows before changes in working capital		(3,393)	(1,534)
Changes in working capital:			
(Increase)/decrease in development properties		(7,539)	10,390
Decrease in investment securities		249	2,226
Decrease in receivables		744	1,706
Increase/(decrease) in payables		334	(9,378)
Cash flows (used in)/generated from operations		(9,605)	3,410
Interest received		1,576	752
Dividends received from investment securities		379	307
Tax paid		(231)	(137)
Net cash flows (used in)/generated from operating activities		(7,881)	4,332

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Consolidated Cash Flow Statement

For the financial year ended 30 June 2023

		Group	
	Note	2023	2022
		US$'000	US$'000
Investing activities			
Purchase of plant and equipment	15	(17)	(65)
Proceeds from disposal of plant and equipment		1	–
Purchase of financial assets, at FVOCI		(38)	(20)
Proceeds from disposal of financial assets, at FVOCI		–	666
Dividends received from financial assets, at FVOCI		–	2
Dividends received from associates		1,351	2,236
Increase in investment in an associate		(3,193)	–
Increase in property development loans to associates		(8,251)	(2,376)
Increase in property development loans to joint ventures		(17,292)	(25,360)
Repayment of property development loan by an associate		4,071	16,376
Repayment of property development loan by a joint venture		6,192	–
Acquisition of a subsidiary	12	(61)	–
Net cash flows used in investing activities		(17,237)	(8,541)
Financing activities			
Dividends paid to equity holders of the Company	9	(6,469)	(13,600)
Purchase of treasury shares	27	(335)	–
Proceeds from bank loan		4,725	–
Interest paid		(184)	–
Net cash flows used in financing activities		(2,263)	(13,600)
Net decrease in cash and cash equivalents		(27,381)	(17,809)
Effect of exchange rate changes on cash and cash equivalents		167	(2,402)
Cash and cash equivalents at beginning of the year		69,898	90,109
Cash and cash equivalents at end of the year	14	42,684	69,898

A reconciliation of liabilities arising from the Group's financing activities is as follows:

	US$'000
At 1 July 2022	–
Proceeds from borrowing	4,725
Non-cash changes: foreign exchange movement	135
At 30 June 2023	4,860

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

1. CORPORATE INFORMATION

Chuan Hup Holdings Limited (the "Company") is a limited liability company incorporated and domiciled in Singapore. The registered office and principal place of business of the Company is located at 8 Eu Tong Sen Street, #24-90 The Central, Singapore 059818. The Company is listed on the Singapore Exchange Securities Trading Limited.

The principal activities of the Company are that of investment holding, investment trading and provision of management services. The principal activities of its subsidiaries, associates and joint ventures are set out in Notes 12 and 19 to the financial statements.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 *Basis of preparation*

The consolidated financial statements of the Group and the balance sheet of the Company have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)").

The financial statements have been prepared on a historical cost basis except as disclosed in the accounting policies below.

The financial statements are presented in United States dollars ("USD" or "US$") and all values in the tables are rounded to the nearest thousand (US$'000), except when otherwise indicated.

2.2 *Changes in accounting policies*

The accounting policies adopted are consistent with those of the previous financial year except in the current financial year, the Group has adopted all the new and revised standards which are effective for annual financial periods beginning on or after 1 July 2022. The adoption of these standards did not have any material effect on the consolidated financial performance or position of the Group.

2.3 *Standards issued but not yet effective*

The Group has not adopted the following standards applicable to the Group that have been issued but not yet effective:

Description	**Effective for annual periods beginning on or after**
Amendments to SFRS(I) 1-1 and SFRS(I) *Practice Statement 2: Disclosure of Accounting Policies*	1 January 2023
Amendments to SFRS(I) 1-8: *Definition of Accounting Estimates*	1 January 2023
Amendments to SFRS(I) 1-12: *Deferred Tax Related to Assets and Liabilities Arising from a Single Transaction*	1 January 2023
Amendments to SFRS(I) 1-1: *Classification of Liabilities as Current or Non-current*	1 January 2024
Amendments to SFRS(I) 16: *Lease Liability in a Sale and Leaseback*	1 January 2024
Amendments to SFRS(I) 1-1: *Non-current Liabilities with Covenants*	1 January 2024
Amendments to SFRS(I) 10 and SFRS(I) 1-28: *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*	*To be determined*

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.3 *Standards issued but not yet effective (continued)*

The directors expect that the adoption of the standards will have no material impact on the financial statements in the year of initial application.

2.4 *Basis of consolidation and business combinations*

(a) **Basis of consolidation**

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at the end of the reporting period. The financial statements of the subsidiaries used in the preparation of the consolidated financial statements are prepared for the same reporting date as the Company. Consistent accounting policies are applied to like transactions and events in similar circumstances.

All intra-group balances, income and expenses and unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Losses within a subsidiary are attributed to the non-controlling interest even if that results in a deficit balance.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- derecognises the assets (including goodwill) and liabilities of the subsidiary at their carrying amounts at the date when control is lost;
- derecognises the carrying amount of any non-controlling interest;
- derecognises the cumulative translation differences recorded in equity;
- recognises the fair value of the consideration received;
- recognises the fair value of any investment retained;
- recognises any surplus or deficit in profit or loss;
- re-classifies the Group's share of components previously recognised in other comprehensive income to profit or loss or retained earnings, as appropriate.

(b) **Business combinations and goodwill**

Business combinations are accounted for by applying the acquisition method. Identifiable assets acquired and liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Acquisition-related costs are recognised as expenses in the periods in which the costs are incurred and the services are received.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability, will be recognised in profit or loss.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.4 *Basis of consolidation and business combinations (continued)*

(b) **Business combinations and goodwill (continued)**

Non-controlling interest in the acquiree, that are present ownership interests and entitle their holders to a proportionate share of net assets of the acquiree are recognised on the acquisition date at either fair value, or the non-controlling interest's proportionate share of the acquiree's identifiable net assets.

Any excess of the sum of fair value of the consideration transferred in the business combination, the amount of non-controlling interest in the acquiree (if any), and the fair value of the Group's previously held equity interest in the acquiree (if any), over the net fair value of the acquiree's identifiable assets and liabilities is recorded as goodwill. In instances where the latter amount exceeds the former, the excess is recognised as gain on bargain purchase in profit or loss on the acquisition date.

Goodwill is initially measured at cost. Following initial recognition, goodwill is measured at cost less any accumulated impairment losses.

For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to the Group's cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

The cash-generating units to which goodwill have been allocated is tested for impairment annually and whenever there is an indication that the cash-generating unit may be impaired. Impairment is determined for goodwill by assessing the recoverable amount of each cash-generating unit (or group of cash-generating units) to which the goodwill relates.

2.5 *Transactions with non-controlling interests*

Non-controlling interests represent the equity in subsidiaries not attributable, directly or indirectly, to equity holders of the Company.

Changes in the Company's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions. In such circumstances, the carrying amounts of the controlling and non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to equity holders of the Company.

2.6 *Foreign currency*

The financial statements are presented in USD, which is also the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 *Foreign currency (continued)*

(a) **Transactions and balances**

Transactions in foreign currencies are measured in the respective functional currencies of the Company and its subsidiaries and are recorded on initial recognition in the functional currencies at exchange rates approximating those ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the end of the reporting period. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured.

Exchange differences on the settlement of monetary items or on translating monetary items at the end of the reporting period are recognised in profit or loss. Exchange differences arising on monetary items that form part of the Group's net investment in foreign operations are recognised initially in other comprehensive income and accumulated under currency translation reserve in equity. The currency translation reserve is reclassified from equity to profit or loss of the Group on disposal of the foreign operation.

(b) **Consolidated financial statements**

For consolidation purpose, the assets and liabilities of foreign operations are translated into USD at the rate of exchange ruling at the end of the reporting period and their profit or loss are translated at the exchange rates prevailing at the date of the transactions. The exchange differences arising on the translation are recognised in other comprehensive income. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in profit or loss.

2.7 *Plant and equipment*

All items of plant and equipment are initially recorded at cost. Subsequent to recognition, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

Depreciation is computed on a straight-line basis over the estimated useful lives of the assets as follows:

Leasehold improvements	–	Over the shorter of the estimated useful life of the asset and the lease term
Furniture, fittings, plant and equipment	–	3 to 10 years
Motor vehicles	–	5 years

The carrying values of plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

The residual value, estimated useful life and depreciation method are reviewed at each financial year end, and adjusted prospectively, if appropriate.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.7 *Plant and equipment (continued)*

An item of plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on derecognition of the asset is included in profit or loss in the year the asset is derecognised.

2.8 *Intangible assets*

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite useful lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least once at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit or loss in the expense category that is consistent with the function of the intangible assets.

Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

An intangible asset is derecognised upon disposal (i.e., at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising upon derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit or loss.

Amortisation is computed on a straight-line basis over the estimated useful lives of the intangible assets as follows:

Trademark	–	Over the registered period of the trademark, or 9.6 years
Customer relationship	–	Over the period of expected future revenue from the relationship, or approximately 8 years

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.9 *Investment properties*

Investment properties are properties that are either owned by the Group or leased under a finance lease that are held to earn rentals or for capital appreciation, or both, rather than for use in the production or supply of goods or services, or for administrative purposes, or in the ordinary course of business. Investment properties comprise completed investment properties and properties that are being constructed or developed for future use as investment properties. Properties held under operating leases are classified as investment properties when the definition of an investment property is met.

Investment properties are initially measured at cost, including transaction costs.

Subsequent to initial recognition, investment properties are measured at fair value. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the year in which they arise.

Investment properties are derecognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognised in profit or loss in the year of retirement or disposal.

2.10 *Impairment of non-financial assets*

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when an annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs of disposal and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Impairment losses are recognised in profit or loss, except for assets that are previously revalued where the revaluation was taken to other comprehensive income. In this case, the impairment is also recognised in other comprehensive income up to the amount of any previous revaluation.

A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss unless the asset is measured at revalued amount, in which case the reversal is treated as a revaluation increase. Impairment losses relating to goodwill cannot be reversed in future periods.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.11 *Subsidiaries*

A subsidiary is an investee that is controlled by the Group. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

In the Company's balance sheet, investments in subsidiaries are accounted for at cost less accumulated impairment losses.

2.12 *Associates and joint ventures*

An associate is an entity over which the Group has the power to participate in the financial and operating policy decisions of the investee but does not have control or joint control of those policies.

The Group accounts for its investments in associates and joint ventures using the equity method from the date on which it becomes an associate or joint venture.

On acquisition of the investment, any excess of the cost of the investment over the Group's share of the net fair value of the investee's identifiable assets and liabilities represents goodwill and is included in the carrying amount of the investment. Any excess of the Group's share of the net fair value of the investee's identifiable assets and liabilities over the cost of the investment is included as income in the determination of the entity's share of the associate's profit or loss in the period in which the investment is acquired.

Under the equity method, the investment in associates or joint ventures are carried in the balance sheet at cost plus post-acquisition changes in the Group's share of net assets of the associates or joint ventures. The profit or loss reflects the share of results of the operations of the associates or joint ventures. Distributions received from associates or joint ventures reduce the carrying amount of the investment. Where there has been a change recognised in other comprehensive income by the associates or joint ventures, the Group recognises its share of such changes in other comprehensive income. Unrealised gains and losses resulting from transactions between the Group and the associate or joint venture are eliminated to the extent of the interest in the associates or joint ventures.

When the Group's share of losses in an associate or joint venture equals or exceeds its interest in the associate or joint venture, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate or joint venture.

After application of the equity method, the Group determines whether it is necessary to recognise an additional impairment loss on the Group's investment in associate or joint venture. The Group determines at the end of each reporting period whether there is any objective evidence that the investment in the associate or joint venture is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value and recognises the amount in profit or loss.

The financial statements of the associates or joint ventures are prepared as of the same reporting date as the Company. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.13 *Joint arrangements*

A joint arrangement is a contractual arrangement whereby two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

A joint arrangement is classified either as joint operation or joint venture, based on the rights and obligations of the parties to the arrangement.

To the extent the joint arrangement provides the Group with rights to the assets and obligations for the liabilities relating to the arrangement, the arrangement is a joint operation. To the extent the joint arrangement provides the Group with rights to the net assets of the arrangement, the arrangement is a joint venture.

(a) **Joint operations**

The Group recognises in relation to its interest in a joint operation,

(i) its assets, including its share of any assets held jointly;
(ii) its liabilities, including its share of any liabilities incurred jointly;
(iii) its revenue from the sale of its share of the output arising from the joint operation;
(iv) its share of the revenue from the sale of the output by the joint operation; and
(v) its expenses, including its share of any expenses incurred jointly.

The Group accounts for the assets, liabilities, revenues and expenses relating to its interest in a joint operation in accordance with the accounting policies applicable to the particular assets, liabilities, revenues and expenses.

(b) **Joint ventures**

The Group recognises its interest in a joint venture as an investment and accounts for the investment using the equity method. The accounting policy for investment in joint venture is set out in Note 2.12.

2.14 *Financial instruments*

(a) **Financial assets**

Initial recognition and measurement

Financial assets are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument.

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.14 *Financial instruments (continued)*

(a) **Financial assets (continued)**

Initial recognition and measurement (continued)

Trade receivables are measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third party, if the trade receivables do not contain a significant financing component at initial recognition.

In order for a financial asset to be classified and measured at amortised cost or fair value through other comprehensive income (FVOCI), it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows while financial assets classified and measured at FVOCI are held within a business model with the objective of both holding to collect contractual cash flows and selling.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in three categories:

– Financial assets at amortised cost (debt instruments)

– Financial assets designated at FVOCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)

– Financial assets at fair value through profit or loss

<u>Financial assets at amortised cost (debt instruments)</u>

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

The Group's financial assets at amortised cost includes trade and other receivables, and loans receivable from an associate and loans receivable from joint ventures included under other non-current financial assets.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.14 *Financial instruments (continued)*

(a) **Financial assets (continued)**

Subsequent measurement (continued)

Financial assets at FVOCI (equity instruments)

Upon initial recognition, the Group can elect to classify irrevocably its equity investments designated at FVOCI when they meet the definition of equity under SFRS(I) 1-32 *Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument by instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised in the statement of comprehensive income when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at FVOCI are not subject to impairment assessment.

The Group elected to classify irrevocably its non-listed equity investments under this category.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the balance sheet at fair value with net changes in fair value recognised in the statement of comprehensive income.

This category includes derivative instruments and listed equity investments which the Group had not irrevocably elected to classify at FVOCI. Dividends on listed equity investments are recognised in the statement of comprehensive income when the right of payment has been established.

Derecognition

A financial asset is derecognised where the contractual right to receive cash flows from the asset has expired. On derecognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received and any cumulative gain or loss that had been recognised in other comprehensive income is recognised in profit or loss if there was no election made to recognise fair value changes in other comprehensive income. If there was an election made, any difference between the carrying amount and the sum of the consideration received would be recognised in other comprehensive income and transferred to accumulated profits along with the amounts previously recognised in other comprehensive income relating to that asset.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.14 *Financial instruments (continued)*

(b) **Financial liabilities**

Initial recognition and measurement

Financial liabilities are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instruments. The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value plus in the case of financial liabilities not at fair value through profit or loss, directly attributable transaction costs.

Subsequent measurement

After initial recognition, financial liabilities that are not carried at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. On derecognition, the difference between the carrying amounts and the consideration paid is recognised in profit or loss.

2.15 *Impairment of financial assets*

The Group recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss and financial guarantee contracts. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is recognised for credit losses expected over the remaining life of the exposure, irrespective of timing of the default (a lifetime ECL).

For trade receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date.

The Group considers a financial asset in default when contractual payments are past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.16 *Cash and cash equivalents*

Cash and cash equivalents comprise cash at bank and demand deposits that are readily convertible to known amount of cash and which are subject to an insignificant risk of changes in value. The Group also recognised investments in money market funds under cash equivalents, due to their first-class credit rating and investment in extremely short-term money market securities, undergo only minor value fluctuations and can be readily converted into known amounts of cash.

2.17 *Development properties*

Development properties are properties acquired or being constructed for sale in the ordinary course of business, rather than to be held for the Group's own use, rental or capital appreciation.

Development properties are held as inventories and are measured at the lower of cost and net realisable value.

Non-refundable commissions paid to sales or marketing agents on the sale of real estate units are expensed when incurred.

Net realisable value of development properties is the estimated selling price in the ordinary course of business, based on market prices at the reporting date and discounted for the time value of money if material, less the estimated costs of completion and the estimated costs necessary to make the sale.

The costs of development properties recognised in profit or loss on disposal are determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

2.18 *Provisions*

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

2.19 *Borrowing costs*

Borrowing costs are capitalised as part of the cost of a qualifying asset if they are directly attributable to the acquisition, construction or production of that asset. Capitalisation of borrowing costs commences when the activities to prepare the asset for its intended use or sale are in progress and the expenditures and borrowing costs are incurred. Borrowing costs are capitalised until the assets are substantially completed for their intended uses or sales. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.20 *Employee benefits*

(a) **Defined contribution plans**

The Group participates in the national pension schemes as defined by the laws of the countries in which it has operations. In particular, the Singapore companies in the Group make contributions to the Central Provident Fund scheme in Singapore, a defined contribution pension scheme. Contributions to defined contribution pension schemes are recognised as an expense in the period in which the related service is performed.

(b) **Employee leave entitlement**

Employee entitlements to annual leave are recognised as a liability when they are accrued to employees. The estimated liability for annual leave is recognised for services rendered by employees up to the end of the reporting period.

2.21 *Leases*

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

(a) **As lessee**

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities representing the obligations to make lease payments and right-of-use assets representing the right to use the underlying leased assets.

<u>Right-of-use assets</u>

The Group recognises right-of-use assets at the commencement date of the lease (i.e. the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment. The accounting policy for impairment is disclosed in Note 2.10.

The Group's right-of-use assets are presented separately on the balance sheet (Note 16).

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.21 *Leases (continued)*

(a) **As lessee (continued)**

Lease liabilities

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees.

The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate.

Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g. changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term lease of an office premises (i.e. the lease has a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

(b) **As lessor**

Leases in which the Group does not transfer substantially all the risks and rewards of ownership of the assets are classified as operating leases. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. The accounting policy for rental income is set out in Note 2.22.

2.22 *Revenue*

Revenue is measured based on the consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.22 *Revenue (continued)*

Revenue is recognised when the Group satisfies a performance obligation by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A performance obligation may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied performance obligation.

Sale of development properties

The Group develops and sells residential and commercial properties before completion of construction of the properties.

Revenue is recognised when control over the property is transferred and the amount of revenue is measured based on the contracted amount, either over time or at a point in time, depending on the contractual terms and the practices in the legal jurisdictions.

Rental income

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms. The aggregate costs of incentives provided to lessees are recognised as a reduction of rental income over the lease term on a straight-line basis.

Dividend income

Dividend income from investments is recognised when the Group's right to receive payment is established.

Interest income

Interest income is recognised using the effective interest method.

Gain from disposal of investment securities and derivative financial instruments

Gain from disposal of investment securities and derivative financial instruments are recognised upon conclusion of the contract for sale.

2.23 *Taxes*

(a) **Current income tax**

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the end of the reporting period, in the countries where the Group operates and generates taxable income.

Current income taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.23 *Taxes (continued)*

(b) **Deferred tax**

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all temporary differences, except:

- where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and

- in respect of taxable temporary differences associated with investments in subsidiaries and associates, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised except:

- where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and

- in respect of deductible temporary differences associated with investments in subsidiaries and associates, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the end of the reporting period.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity and deferred tax arising from a business combination is adjusted against goodwill on acquisition.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.23 *Taxes (continued)*

(c) **Goods and Services Tax ("GST")**

Revenues, expenses and assets are recognised net of the amount of GST except:

– Where the GST incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and

– Receivables and payables that are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

2.24 *Share capital and share issuance expenses*

Proceeds from issuance of ordinary shares are recognised as share capital in equity. Incremental costs directly attributable to the issuance of ordinary shares are deducted against share capital.

2.25 *Treasury shares*

The Group's own equity instruments that are reacquired (treasury shares) are recognised at cost (historical rate) and deducted from equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Group's own equity instruments. Any difference between the carrying amount and the consideration, if reissued, is recognised in equity. Voting rights related to treasury shares are nullified for the Group and no dividends are allocated to them respectively.

2.26 *Contingencies*

A contingent liability is:

(a) a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group; or

(b) a present obligation that arises from past events but is not recognised because:

(i) It is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or

(ii) The amount of the obligation cannot be measured with sufficient reliability.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group.

Contingent liabilities and assets are not recognised on the balance sheets of the Group, except for contingent liabilities assumed in a business combination that are present obligations and which the fair value can be reliably determined.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.27 *Government grants*

Government grant shall be recognised in profit or loss on a systematic basis over the periods in which the entity recognises as expenses the related costs for which the grants are intended to compensate. Grants related to income is presented as a credit in profit or loss under "Other income".

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of the Group's consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in the future periods.

3.1 *Judgements made in applying accounting policies*

In the process of applying the Group's accounting policies, management has made the following judgements which have most significant effect on the amounts recognised in the financial statements:

(a) **Determination of functional currency**

The Group measures foreign currency transactions in the respective functional currencies of the Company and its subsidiaries. In determining the functional currencies of the entities in the Group, judgement is required to determine the currency that mainly influences sales prices for goods and services and of the country whose competitive forces and regulations mainly determines the sales prices of its goods and services. The functional currencies of the entities in the Group are determined based on management's assessment of the economic environment in which the entities operate and the entities' process of determining sales prices.

(b) **Impairment of investments in subsidiaries, associates and joint ventures**

The Group and Company carries significant investments in subsidiaries, associates and joint ventures at the end of the reporting period. Management exercises significant judgement in determining whether there is any indication that the non-financial assets may have been impaired or an impairment loss recognised on the non-financial assets in prior periods may no longer exist or may have decreased.

This exercise requires management to consider both internal and external sources of information. The indicators of impairment in the above-mentioned investments include but are not limited to significant adverse changes on the entities during the financial period; significant increase in market interest rates; significant surplus of the carrying amount of the net assets of the entities over their market capitalisation and a worse than expected economic performance of the investments. In contrast, the indicators of a reversal of impairment include but are not limited to significant favourable changes on the entities during the financial period; significant decrease in market interest rates and a better than expected economic performance of the investments.

The carrying amounts of the investments in subsidiaries, associates and joint ventures are disclosed in Notes 12 and 19 to the financial statements.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

3.2 *Key sources of estimation uncertainty*

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period are discussed below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

(a) **Fair value measurement of investment properties**

The Group carries its investment properties at fair value, with changes in fair values being recognised in profit or loss. The Group engaged an independent valuation specialist to determine the fair value as at 30 June 2023. The valuation technique adopted was the Direct Comparison Method. This involves analysing recent sales evidence of similar properties and comparable developments with adjustments made for differences in location, tenure, size, shape, design and layout, age and condition of buildings, availability of facilities, dates of transactions and the prevailing market conditions.

The carrying amount of the Group's investment properties at 30 June 2023 was US$54,044,000 (2022: US$52,631,000).

(b) **Carrying value of development properties**

The Group carries its development properties at the lower of cost and net realisable value. Management exercised judgement in their assessment as to the need to write down the development properties so that they are carried at the lower of cost and net realisable value.

These judgements include the estimation of the expected selling prices of development properties taking into account current and expected market demand for such properties. Management have checked the selling prices of units sold during the year to assess the margins achieved.

The carrying amount of the Group's development properties at 30 June 2023 was US$8,294,000 (2022: US$571,000).

(c) **Fair value adjustments for business combination**

The Group remeasures the assets acquired and liabilities assumed in business combinations to fair value. Where possible, fair value adjustments are based on external appraisals or valuation models, such as for intangible assets which are not recognised by the acquiree as well as other long-lived assets. These valuation methods rely on various assumptions such as estimated future cash flows and remaining economic useful life. Similarly, fair value of contingent consideration is estimated based on assumptions relating to projected financial performance of the acquiree over the relevant period.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

3.2 Key sources of estimation uncertainty (continued)

(d) **Impairment of interests in subsidiaries, associates and joint ventures**

Impairment of investments in subsidiaries, associates and joint ventures

For the investments in subsidiaries, associates and joint ventures with indicators of impairment, management determines the recoverable amount of the investments based on the adjusted net assets approach. The key assumptions applied in the determination of the adjusted net assets include the market value of key underlying assets of the investee companies.

The carrying amount of the Group's and Company's investment in subsidiaries, associates and joint ventures recognised at the end of the reporting period is disclosed in Notes 12 and 19 to the financial statements.

Provision for expected credit losses on loans receivable from associates and joint ventures

Management calculates the expected credit losses on loans receivable from associates and joint ventures using historical observed default rates, adjusted for forward-looking information. The forward-looking adjustment applied is based on forecast economic conditions, which involves significant judgement.

The carrying amount of the loans receivable from associates and joint ventures were US$3,544,000 (2022: US$Nil) and US$54,295,000 (2022: US$44,655,000) respectively as at the end of the reporting period. An allowance for expected credit loss on these loans receivable of US$181,000 (2022: US$319,000) was recognised during the financial year.

(e) **Recognition of deferred tax assets**

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits, together with future tax planning strategies.

The Group has US$1,356,000 (2022: US$1,884,000) of tax losses carried forward. These tax losses originated from the Company and its subsidiaries. The Company and the subsidiaries neither have any taxable temporary difference nor any tax planning opportunities available that could partly support the recognition of these losses as deferred tax assets. On this basis, the Group has determined that it cannot recognise deferred tax assets on the tax losses carried forward.

4. Revenue

	Group 2023 US$'000	2022 US$'000
Sale of development properties	653	11,689
Rental income from investment properties	1,417	1,253
Dividend income from:		
– Financial assets at FVOCI	–	2
– Investment securities at FVPL	379	305
Interest income from:		
– Cash deposits at amortised cost	1,515	250
– Loan receivables from associates and joint ventures at amortised cost	950	525
Gain on disposal of investment securities and derivative financial instruments at FVPL	–	1,707
	4,914	15,731

Revenue from sale of development properties is analysed as follows:

	Group 2023 US$'000	2022 US$'000
Primary geographical market		
Australia	653	11,689
Timing of transfer of goods		
At a point in time	653	11,689

5. Other (losses)/gains, net

The following items were (charged)/credited to profit or loss:

	Group 2023 US$'000	2022 US$'000
Allowance for expected credit losses	(181)	(319)
Foreign exchange loss, net	(123)	(2,391)
Other income	12	114
Reversal of provision for indemnity	–	3,000
	(292)	404

6. Profit before tax

Profit before tax included the following items:

	Group	
	2023	**2022**
	US$'000	US$'000
Audit fees:		
– Auditor of the Company	122	101
– Other auditors	28	25
Non-audit fees:		
– Auditor of the Company	21	12
– Other auditors	8	7
Employee benefits expense (including directors' remuneration):		
– Salaries, allowances and short-term benefits	2,959	2,614
– Defined contribution plan	139	156
Lease expenses on low-value assets and short-term leases (Note 16)	40	44

7. Tax expense

Major components of tax expense

The major components of tax expense for the years ended 30 June 2023 and 30 June 2022 are:

	Group	
	2023	**2022**
	US$'000	US$'000
Current tax:		
Current year	(80)	41
Over provision in prior years	–	(20)
	(80)	21
Deferred tax (Note 25):		
Origination and reversal of temporary differences	266	31
Over provision in prior years	(53)	–
	213	31
Withholding tax	361	228
Tax expense recognised in profit or loss	494	280

7. Tax expense (continued)

Reconciliation between tax expense and accounting profit

A reconciliation between tax expense and the product of accounting profit multiplied by the applicable corporate tax rate for the years ended 30 June 2023 and 30 June 2022 is as follows:

	Group	
	2023	**2022**
	US$'000	US$'000
Profit before tax	6,281	2,260
Less: Share of results of associates and joint ventures*	(5,763)	(4,445)
	518	(2,185)
Tax at domestic rates applicable to individual group entities	44	(560)
Adjustments:		
Non-deductible expenses	601	1,233
Income not subject to tax	(69)	(843)
Benefits from previously unrecognised tax losses	(90)	–
Effect of partial tax exemption and tax relief	(300)	(30)
Deferred tax assets not recognised	–	268
Over provision in prior years	(53)	(20)
Withholding tax on foreign income	361	228
Others	–	4
Income tax expense recognised in profit or loss	494	280

* These are presented net of tax in profit or loss.

Subject to agreement by the relevant tax authorities, the Group has unutilised tax losses estimated as follows:

	Group	
	2023	**2022**
	US$'000	US$'000
Unutilised tax losses	1,356	1,884
Deferred tax asset not recognised	231	320

These future income tax benefits are available for offset against future taxable income of the companies in which the tax benefits arose, subject to the conditions for deductibility imposed by the tax legislation of their respective countries of incorporation, including the retention of majority shareholders as defined are complied with. Deferred tax asset is not recognised due to uncertainty of its realisation. The tax losses have no expiry date.

8. Earnings per share

The basic and diluted earnings per share are calculated by dividing earnings, net of tax, attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the financial year.

The following table reflects the profit and share data used in the computation of basic and diluted earnings per share for the years ended 30 June:

	Group	
	2023	**2022**
Profit attributable to equity holders of the Company (US$'000)	5,787	1,980
Number of shares ('000):		
Weighted average number of ordinary shares	924,163	925,281
Earnings per share (US cents)	0.63	0.21

Basic earnings per share is the same as diluted earnings per share as the Group does not have any potential dilutive ordinary shares outstanding.

9. Dividends

	Group and Company	
	2023	**2022**
	US$'000	US$'000
Cash dividends on ordinary shares declared and paid:		
Final tax-exempt (one-tier) for 2022: 1 SG cent per share	6,469	–
Final tax-exempt (one-tier) for 2021: 1 SG cent per share	–	6,800
Final special tax-exempt (one-tier) for 2021: 1 SG cent per share	–	6,800
	6,469	13,600
Proposed but not recognised as a liability as at 30 June:		
Cash dividends on ordinary shares, subject to shareholders' approval at the Annual General Meeting:		
Final tax-exempt (one-tier) for 2023: 1 SG cent per share (2022: 1 SG cent per share)	6,806	–
Final tax-exempt (one-tier) for 2022: 1 SG cent per share (2021: 1 SG cent per share)	–	6,653
	6,806	6,653

10. Development properties

	Group	
	2023	**2022**
	US$'000	US$'000
Properties under development	8,294	–
Completed properties	–	571
	8,294	571

Details of the Group's development properties as at 30 June 2023 are as follows:

Description of properties	Tenure of land	Stage of completion (expected year of completion)	Site area/ gross floor area (square metres)	Effective interest in properties %
One Kennedy				
A 3-storey residential development comprising 120 apartments and 3 commercial units on Kennedy Street, Maylands, Western Australia (2023: Nil units; 2022: 2 units)	Freehold	Completed in FY2020	8,966/8,567	100
Paulownia				
A 3-storey semi-detached residential development comprising 2 units at 25 Jalan Selanting, Singapore	Freehold	FY2025	519/509	100

Development properties of US$8,294,000 (2022: US$Nil) are under legal mortgage with bank to secure loan facilities (Note 22).

Interest capitalised as development properties during the financial year was US$184,000.

11. Trade and other receivables

	Group		Company	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
Trade receivables - associate	9	768	–	–
Trade receivables - external parties	77	–	–	–
Loans receivable	9,818	8,832	–	–
GST recoverable	20	28	20	–
Deposits	161	8	20	6
Prepayments	58	3	10	3
Others	119	79	96	19
Less: Allowance for impairment losses on loan receivable	(9,201)	(8,832)	–	–
Total trade and other receivables	1,061	886	146	28
Add:				
– Cash and cash equivalents (Note 14)	42,684	69,898	22,934	21,828
– Amounts due from subsidiaries (Note 12.1)	–	–	44,432	58,227
– Loans receivable from associates (non-current) (Note 19.1)	3,544	–	–	–
– Loans receivable from joint ventures (non-current) (Note 19.2)	54,295	44,655	–	–
Less:				
– GST recoverable	(20)	(28)	(20)	–
– Prepayments	(58)	(3)	(10)	(3)
Total financial assets at amortised cost	101,506	115,408	67,482	80,080

Trade receivables

Trade receivables are non-interest bearing and credit terms generally range from 30 to 60 days. They are recognised at their original invoice amounts which represent their fair values on initial recognition.

Loans receivable (current)

Loans receivable amounting to US$9,201,000 were non-trade related, interest bearing ranging from 5% to 25% per annum and were to be settled in cash. The loans were fully impaired as at 30 June 2023.

Loan receivable amounting to US$617,000 was non-trade related, interest bearing at prevailing market bank bill rate plus a 1.5% margin and is expected to be settled in cash.

11. Trade and other receivables (continued)

Receivables that are past due but not impaired

There were no trade receivables that are past due but not impaired at the end of the reporting period.

Expected credit losses

The movement in the allowance for expected credit losses is as follows:

	Group	
	2023	**2022**
	US$'000	US$'000
Loan receivable		
At beginning of the year	8,832	8,832
Reclassification from non-current assets to current assets	369	–
At end of the year	9,201	8,832

12. Amounts due from subsidiaries/ interests in subsidiaries

12.1 *Amounts due from subsidiaries (current)*

	Company	
	2023	**2022**
	US$'000	US$'000
Amounts due from subsidiaries	81,434	95,173
Allowance for impairment	(37,002)	(36,946)
	44,432	58,227

Amounts due from subsidiaries are non-trade in nature, unsecured, non-interest bearing, repayable on demand and are to be settled in cash.

During the financial year, the Company recognised an impairment loss of US$56,000 (2022: US$552,000) in relation to an expected uncollectible amount due from a subsidiary.

12.2 *Interests in subsidiaries (non-current)*

	Company	
	2023	**2022**
	US$'000	US$'000
Shares, at cost	92,339	88,376
Impairment losses	(2,124)	(2,528)
	90,215	85,848

12. Amounts due from subsidiaries/ interests in subsidiaries (continued)

12.2 *Interests in subsidiaries (non-current) (continued)*

Movement in allowance accounts

	Company	
	2023	**2022**
	US$'000	US$'000
At beginning of the year	(2,528)	(6,990)
Write back of allowances	404	4,462
At end of the year	(2,124)	(2,528)

During the year, the Company had written back impairment losses of US$404,000 (2022: US$4,462,000) previously provided on its interests in a subsidiary to its recoverable amount of US$20,470,000 (2022: US$20,066,000) due to improvement in the recoverable amount of the underlying investment property held through the subsidiary's interest in an associate. The recoverable amount is determined based on the revalued net assets of the subsidiary as at the end of the reporting period which are classified under level 3 of the fair value hierarchy. The key inputs used in determining the revalued net assets includes recent market comparable.

Composition of the Group

The Group has the following investments in subsidiaries:

			Proportion of ownership interest held by the Group	
Name	**Country of incorporation**	**Principal activities**	**2023** %	**2022** %
Held by the Company:				
Beauford Investments Pte. Ltd.[1]	Singapore	Investment trading	100	100
ProVest Global Pte. Ltd.[1]	Singapore	Investment holding	100	100
ProVest Holdings Pte. Ltd.[1]	Singapore	Property investment	100	100
ProVest Realty Pte. Ltd.[1]	Singapore	Property investment	100	100
CH Biovest Pte. Limited[1]	Singapore	Investment holding and trading	100	100
Ventrade (Asia) Pte. Ltd.[1]	Singapore	Investment holding and trading	100	100
Ventrade SG Pte. Ltd.[1]	Singapore	Property development	100	100
Homestead Capital Pte. Ltd.[5 & 6]	Singapore	Investment holding	51	–

12. Amounts due from subsidiaries/ interests in subsidiaries (continued)

12.2 *Interests in subsidiaries (non-current) (continued)*

Composition of the Group (continued)

The Group has the following investments in subsidiaries: (continued)

Name	Country of incorporation	Principal activities	Proportion of ownership interest held by the Group 2023 %	2022 %
Held through subsidiaries:				
Held by Ventrade (Asia) Pte. Ltd.				
Ventrade Australia Pty Ltd(2)	Australia	Property development	100	100
Held by Ventrade Australia Pty Ltd				
Ventrade Maylands Pty Ltd(3)	Australia	Property development	100	100
Held by Ventrade SG Pte. Ltd.				
Ventrade SG1 Pte. Ltd.(1)	Singapore	Property development	100	100
Ventrade SG2 Pte. Ltd.(1 & 4)	Singapore	Property development	100	–
Held by Homestead Capital Pte. Ltd.				
Homestead KS Pte. Ltd.(6)	Singapore	Letting of self-owned or leased property and property investment	51	–

(1) Audited by Ernst & Young LLP, Singapore.
(2) Audited by KPMG, Perth, Australia.
(3) Audited by KPMG, Perth, Australia for the purpose of group consolidation.
(4) Newly incorporated on 21 July 2022.
(5) Newly incorporated on 11 April 2023.
(6) Acquired by the Group in May 2023.

Acquisition of Homestead Capital Pte. Ltd.

On 6 May 2023, the Group announced the completion of the acquisition of an aggregate of 51% interests in Homestead Capital Pte. Ltd., an investment holding company incorporated in Singapore and it is the sole shareholder of Homestead KS Pte. Ltd. ("HKSPL"). HKSPL is a company incorporated in Singapore, and is in the business of holding, leasing, operating and managing properties for the student accommodation business.

The Group has acquired HCPL and its subsidiary to enable the Group to expand its property-related business and capture the opportunities in the rising demand for student accommodation and leasing.

The Group elected to measure the non-controlling interest in the acquiree at the proportionate share of its interest in the acquiree's identifiable net assets.

12. Amounts due from subsidiaries/ interests in subsidiaries (continued)

12.2 *Interests in subsidiaries (non-current) (continued)*

Acquisition of Homestead Capital Pte. Ltd. (continued)

The fair values of the identifiable assets and liabilities of Homestead Capital Pte. Ltd. and its subsidiary as at the date of acquisition were as follows:

	Group US$'000
Assets	
Trade and other receivables	268
Cash and cash equivalents	3,902
Plant and equipment	162
Right-of-use assets	742
Intangible assets	3,715
	8,789
Liabilities	
Lease liabilities	742
Trade and other payables	493
Deferred tax liabilities	664
	1,899
Total identifiable net assets	6,890
Non-controlling interest	(3,376)
Goodwill arising on acquisition	449
Purchase consideration transferred	3,963

		Cash flow on acquisition US$'000
Net cash acquired with the subsidiary		3,902
Cash paid		
– Subscription in shares of the subsidiary	(3,365)	
– Paid to non-controlling interest	(598)	
		(3,963)
Net cash flow on acquisition of subsidiary in consolidated cash flow statement		(61)

12. Amounts due from subsidiaries/ interests in subsidiaries (continued)

12.2 *Interests in subsidiaries (non-current) (continued)*

Acquisition of Homestead Capital Pte. Ltd. (continued)

Impact of the acquisition on profit or loss

From the acquisition date, revenue and profit for the year contributed by HCPL and its subsidiary to the Group is not material. If the business combination had taken place at the beginning of the year, the revenue of the Group would have been US$6,232,000 and the Group's profit for the year would have been US$5,903,000.

13. Investment securities

	Group		Company	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
Current				
At fair value through profit or loss:				
Quoted equity securities	12,831	11,741	10,166	9,336
Quoted debt securities	198	–	198	–
	13,029	11,741	10,364	9,336
Non-current				
At fair value through other comprehensive income:				
Quoted equity securities	283	347	283	347
Unquoted equity securities	54	16	54	16
	337	363	337	363

The Group's investment securities of US$2,665,000 (2022: US$2,405,000) as at 30 June 2023 were charged to a bank as security for investment trading facilities, which were undrawn at the end of the reporting period.

14. Cash and cash equivalents

	Group		Company	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
Cash at banks	5,406	9,239	779	3,626
Short-term deposits	34,242	58,454	19,147	16,024
Money market funds	3,036	2,205	3,008	2,178
	42,684	69,898	22,934	21,828

Investments in money market funds of US$3,036,000 (2022: US$2,205,000) and US$3,008,000 (2022: US$2,178,000) are recognised under cash at banks of the Group and the Company respectively as cash equivalents, due to their first-class rating and investment in extremely short-term money market securities, undergo only minor value fluctuations and can be readily converted into known amounts of cash.

Short-term deposits are placed for varying periods of three months or less, depending on the immediate cash requirements of the Group and the Company. The weighted average effective interest rates as at 30 June 2023 for the Group and the Company were 4.76% (2022: 1.20%) and 4.79% (2022: 1.53%) per annum, respectively.

The Group's cash and cash equivalents of US$10,104,000 (2022: US$45,165,000) were charged to banks as security for investment trading and short-term borrowing facilities, which were undrawn at the end of the reporting period.

15. Plant and equipment

Group	Leasehold improvements US$'000	Furniture, fittings, plant and equipment US$'000	Motor vehicles US$'000	Total US$'000
Cost				
At 1 July 2021	288	309	606	1,203
Additions	–	65	–	65
Disposals	–	(4)	–	(4)
At 30 June 2022 and 1 July 2022	288	370	606	1,264
Acquisition of subsidiary	83	79	–	162
Additions	–	17	–	17
Disposals	–	(25)	–	(25)
Exchange differences	(2)	(1)	–	(3)
At 30 June 2023	369	440	606	1,415
Accumulated depreciation				
At 1 July 2021	87	114	268	469
Depreciation for the year	27	67	122	216
Disposals	–	(4)	–	(4)
At 30 June 2022 and 1 July 2022	114	177	390	681
Depreciation for the year	27	73	121	221
Disposals	–	(25)	–	(25)
At 30 June 2023	141	225	511	877
Net carrying amount				
At 30 June 2022	174	193	216	583
At 30 June 2023	228	215	95	538

15. Plant and equipment (continued)

Company	Leasehold improvements US$'000	Furniture, fittings, plant and equipment US$'000	Motor vehicles US$'000	Total US$'000
Cost				
At 1 July 2021	288	309	606	1,203
Additions	–	65	–	65
Disposals	–	(4)	–	(4)
At 30 June 2022 and 1 July 2022	288	370	606	1,264
Additions	–	17	–	17
Disposals	–	(25)	–	(25)
At 30 June 2023	288	362	606	1,256
Accumulated depreciation				
At 1 July 2021	87	114	268	469
Depreciation for the year	27	67	122	216
Disposals	–	(4)	–	(4)
At 30 June 2022 and 1 July 2022	114	177	390	681
Depreciation for the year	27	73	121	221
Disposals	–	(25)	–	(25)
At 30 June 2023	141	225	511	877
Net carrying amount				
At 30 June 2022	174	193	216	583
At 30 June 2023	147	137	95	379

16. Leases

The Group, through its newly acquired subsidiary, leases student accommodation premises from the Singapore government.

The Company leases its office premises from a wholly-owned subsidiary, ProVest Holdings Pte. Ltd.. The lease includes an extension option, for which has been included in the carrying amount of right-of-use assets and lease liabilities as the Company is reasonably certain to exercise the extension option.

The Group also leases office premises with lease term that ends within 12 months and an office equipment that is considered to be low value. The Group applies the "short-term lease" and "lease of low-value assets" recognition exemptions for these leases.

Right-of-use assets

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the year:

	Group Student Accommodation Premises		Company Office Premises	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
At beginning of the year	–	–	1,459	1,683
Acquisition of subsidiary	742	–	–	–
Adjustment due to lease modification	–	–	(115)	–
Depreciation	–	–	(215)	(224)
Exchange differences	(11)	–	–	–
	731	–	1,129	1,459

Lease liabilities

Set out below are the carrying amounts of lease liabilities (Note 21) and the movements during the year:

	Group		Company	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
At beginning of the year	–	–	1,457	1,718
Acquisition of subsidiary	742	–	–	–
Adjustment due to lease modification	–	–	(118)	–
Accretion of interest	–	–	41	42
Payments[(1)]	–	–	(241)	(250)
Exchange differences	(11)	–	37	(53)
	731	–	1,176	1,457

[(1)] Monthly lease rent charged by the subsidiary were offset against the amount due from the subsidiary. There were no cash outflows incurred for the lease.

16. Leases (continued)

Lease liabilities (continued)

	Group		Company	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
Current (Note 21)	583	–	197	208
Non-current (Note 21)	148	–	979	1,249
At 30 June	731	–	1,176	1,457

Amounts recognised in profit or loss

The following are the amounts recognised in profit or loss:

	Group	
	2023	**2022**
	US$'000	US$'000
Lease expense:		
– Short-term leases (included in other expenses)	37	40
– Low-value assets (included in other expenses)	3	4
	40	44

Total cash outflows

The Group's total cash outflows for all leases was US$40,000 (2022: US$44,000), comprising lease payments for low-value assets and short-term leases.

17. Intangible assets

Group	Goodwill US$'000	Trademark US$'000	Customer relationship US$'000	Total US$'000
Cost				
At 1 July 2022	–	–	–	–
Acquisition of subsidiary	449	1,225	2,490	4,164
Exchange differences	(6)	(17)	(35)	(58)
At 30 June 2023	443	1,208	2,455	4,106
Accumulated amortisation				
At 1 July 2022 and 30 June 2023	–	–	–	–
Net carrying amount				
At 30 June 2023	443	1,208	2,455	4,106

Trademark and customer relationship arise from the acquisition of Homestead Capital Pte. Ltd. (Note 12.2). The useful life of these intangible assets are disclosed in Note 2.8. No impairment loss has been recognised on the goodwill for the financial year ended 30 June 2023.

18. Investment properties

	Group	
	2023 US$'000	**2022** US$'000
Balance sheet		
At beginning of the year	52,631	53,196
Fair value gain recognised in profit or loss	81	1,242
Exchange differences	1,332	(1,807)
At end of the year	54,044	52,631

18. Investment properties (continued)

	Group	
	2023	**2022**
	US$'000	US$'000
Statement of comprehensive income		
Net effect of amortisation and straight-lining	52	(12)
Rental income from investment properties:		
Minimum lease payments	1,417	1,252
Direct operating expenses (including repairs and maintenance) arising from:		
Rental generating properties	426	437

Valuation of investment properties

Investment properties are measured at fair value which has been determined based on valuation performed as at 30 June 2023 and 30 June 2022. The valuations were performed by accredited independent valuers with recent experience in the location and category of the properties being valued. The valuation technique adopted was the Direct Comparison Method. This involved the analysis of recent sales evidence of similar properties and comparable developments with adjustments made for differences in location, tenure, size, shape, design and layout, age and condition of buildings, availability of facilities, dates of transactions and the prevailing market conditions.

The Group has no restriction on the realisability of its investment properties.

The investment properties held by the Group as at 30 June 2023 are as follows:

Description of properties	Existing use	Tenure	Unexpired lease term	Area (square metres)
Office floors 20th to 22nd located in GB Building, 143 Cecil Street, Singapore 069542	Offices	Leasehold	58 years	1,492
Office floor 24th located in The Central, 8 Eu Tong Sen Street, Singapore 059818	Offices	Leasehold	76 years	1,239

19. Interests in associates and joint ventures

19.1 *Associates*

	Group		Company	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
Quoted shares, at cost	43,933	67,881	43,933	40,740
Unquoted shares, at cost	47,356	20,215	–	–
Share of post-acquisition reserves	(10,341)	(15,625)	–	–
Provision for impairment	–	–	(6,058)	(6,058)
Dividends received	(16,016)	(14,665)	–	–
Exchange differences	(4,251)	(2,755)	–	–
	60,681	55,051	37,875	34,682
Loans receivable from associates (non-current)	3,606	369	–	–
Less: Allowance for expected credit losses on loans receivable	(62)	(369)	–	–
	3,544	–	–	–
Total interests in associates	64,225	55,051	37,875	34,682

During the financial year, interests in Pacific Star Development Limited have been reclassified from quoted shares, at cost as at 30 June 2022 to unquoted shares, at cost as at 30 June 2023, following the associate's delisting from Singapore Exchange Securities Trading Limited on 19 June 2023.

The Group's share of results of associates for the year amounts to US$5,284,000 (2022: US$4,445,000).

Loans receivable from associates (non-current)

On 8 May 2023, a loan of US$3,606,000 was extended to an associate, Finbar Group Limited. The loan is unsecured, interest bearing at prevailing market bank bill rate plus a 1.5% margin and is expected to be settled in cash. The loan is repayable by 8 November 2024.

19. Interests in associates and joint ventures (continued)

19.1 *Associates (continued)*

Expected credit losses

The movement in the allowance for expected credit losses is as follows:

	Group	
	2023 US$'000	**2022** US$'000
At beginning of the year	369	96
Charge for the year	60	275
Reclassification from non-current assets to current assets	(369)	–
Exchange differences	2	(2)
At end of the year	62	369

The Group has the following investment in associates:

Name	Country of incorporation	Principal activities	Proportion of ownership interest held by the Group 2023 %	2022 %
Held by the Company:				
Finbar Group Limited[(1)]	Australia	Property development and investment	23.5	20.5
Held through subsidiaries:				
Held by ProVest Global Pte. Ltd.				
Keyland Ayala Properties Inc.[(2)]	Philippines	Property development and investment	32.5	32.5
Held by CH Biovest Pte. Limited				
Pacific Star Development Limited[(3)]	Singapore	Property development	35.5	35.5

(1) Audited by KPMG, Perth, Australia.
(2) Audited by Reyes Tacandong & Co., Philippines.
(3) Audited by Ernst & Young LLP, Singapore.

On 1 September 2023, the Group acquired an additional 2.94% equity interest of Finbar Group Limited for a consideration of US$3,193,000. The gain on bargain purchase of US$1,871,000, arising from the difference between the consideration paid and the fair value of the net identifiable assets of the associate as at acquisition date, is recognised within "Share of results of associates and joint ventures" in the consolidated statement of comprehensive income.

19. Interests in associates and joint ventures (continued)

19.1 *Associates (continued)*

The summarised financial information of significant associates based on their financial statements and a reconciliation with the carrying amount of the investments in the consolidated financial statements are as follows:

Summarised balance sheet

	Finbar Group Limited		Keyland Ayala Properties Inc.	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
Current assets	124,072	50,387	9,691	9,392
Non-current assets	167,670	188,006	40,644	41,001
Total assets	291,742	238,393	50,335	50,393
Current liabilities	119,270	25,425	6,613	6,397
Non-current liabilities	13,496	45,920	50	173
Total liabilities	132,766	71,345	6,663	6,570
Net assets	158,976	167,048	43,672	43,823
Proportion of the Group's ownership	23.5%	20.5%	32.5%	32.5%
Group's share of net assets	37,312	34,295	14,202	14,251
Other adjustments	55	(202)	9,112[(1)]	6,707[(1)]
Carrying amount of the investments	37,367	34,093	23,314	20,958
Fair value of investments based on published price quotation	27,915	26,146	Not applicable[(2)]	Not applicable[(2)]

The unrecognised share of losses of one of the associates for the reporting period and cumulatively amounts to US$11,599,000 (2022: US$13,160,000) and US$45,684,000 (2022: US$33,160,000) respectively. The Group does not record any share of loss during the year as this investment was fully impaired since prior year.

19. Interests in associates and joint ventures (continued)

19.1 *Associates (continued)*

Summarised statement of comprehensive income

	Finbar Group Limited		Keyland Ayala Properties Inc.	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
Revenue	22,838	65,788	2,617	3,521
Profit after tax	2,108	7,946	1,485	2,042
Other comprehensive income	(237)	50	–	–
Total comprehensive income	1,871	7,996	1,485	2,042
Dividends received from the associates during the financial year	785	1,631	566	605

(1) Other adjustments mainly relate to the fair value uplift of an investment property determined as part of the purchase price allocation performed on 31 December 2021, by an independent professional valuer, and subsequent fair value gains recognised on the associate's investment property as determined by an independent valuation specialist.

(2) Keyland Ayala Properties Inc. is a non-listed company.

19.2 *Joint ventures*

	Group		Company	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
Unquoted shares, at cost	*	*	–	–
Share of post-acquisition reserves	479	–	–	–
Exchange adjustment	(6)	–	–	–
	473	–	–	–
Loans receivable from joint ventures	54,751	45,006	–	–
Less: Allowance for expected credit losses on loans receivable	(456)	(351)	–	–
	54,295	44,655	–	–
Total interests in joint ventures	54,768	44,655	–	–
Total interests in associates and joint ventures	118,993	99,706	37,875	34,682

* Ordinary share at a consideration of A$152 (2022: A$102).

19. Interest in associates and joint ventures (continued)

19.2 *Joint ventures (continued)*

Loans receivable from joint ventures (non-current)

The non-current loans receivable from joint ventures are unsecured and for the purpose of the Group's property development projects with the joint ventures. The amounts are interest bearing at prevailing market bank bill rate plus a 1.5% margin except for the amounts of US$37,679,000 (2022: US$28,102,000) which are non-interest bearing. The loans receivable from joint ventures are not expected to be repaid within the next 12 months.

Expected credit losses

The movement in the allowance for expected credit losses is as follows:

	Group	
	2023	**2022**
	US$'000	US$'000
At beginning of the year	351	341
Charge for the year	121	44
Exchange differences	(16)	(34)
At end of the year	456	351

The Group has the following investment in joint ventures:

Name	Country of incorporation	Principal activities	Proportion of ownership interest held by the Group 2023 %	2022 %
Held through subsidiary:				
Held by Ventrade Australia Pty Ltd				
240 Adelaide Terrace Pty Ltd[1]	Australia	Property development	50	50
Garden Towers East Perth Pty Ltd[1]	Australia	Property development	50	50
SG14 Pty Ltd[2]	Australia	Property development	50	50
SG15 Pty Ltd[3]	Australia	Property development	50	50
SG17 Pty Ltd[4]	Australia	Property development	50	–

(1) The Group's wholly-owned subsidiary, Ventrade Australia Pty Ltd, formed a 50:50 joint venture company with the Group's associated company, Finbar Group Limited.

(2) The Group's wholly-owned subsidiary, Ventrade Australia Pty Ltd, formed a 50:50 joint venture company with BHHP14 Pty Ltd, an associated company of Siera Property Group Pty Ltd.

(3) The Group's wholly-owned subsidiary, Ventrade Australia Pty Ltd, formed a 50:50 joint venture company with BHHP15 Pty Ltd, an associated company of Siera Property Group Pty Ltd.

(4) The Group's wholly-owned subsidiary, Ventrade Australia Pty Ltd, formed a 50:50 joint venture company with BHHP17 Pty Ltd, an associated company of Siera Property Group Pty Ltd.

19. Interests in associates and joint ventures (continued)

19.2 Joint ventures (continued)

Summarised balance sheet

	240 Adelaide Terrace Pty Ltd		Garden Towers East Perth Pty Ltd		SG14 Pty Ltd		SG15 Pty Ltd		SG17 Pty Ltd	
	2023	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000	US$'000	US$'000	US$'000	US$'000	US$'000	US$'000
Current assets	30,061	35,822	15,627	14,241	9,924	6,747	6,681	6,628	13,172	–
Non-current assets	–	374	1,012	445	–	–	–	39	–	–
Total assets	30,061	36,196	16,639	14,686	9,924	6,747	6,681	6,667	13,172	–
Current liabilities	372	98	41	528	275	307	4	100	95	–
Non-current liabilities	28,743	36,534	17,545	14,802	9,707	6,478	6,719	6,581	13,090	–
Total liabilities	29,115	36,632	17,586	15,330	9,982	6,785	6,723	6,681	13,185	–
Net assets/ (liabilities)	946	(436)	(947)	(644)	(58)	(38)	(42)	(14)	(13)	–
Proportion of the Group's ownership	50%	50%	50%	50%	50%	50%	50%	50%	50%	–
Group's share of net assets	473	–	–	–	–	–	–	–	–	–
Carrying amount of the investment	473	–	–	–	–	–	–	–	–	–

19. Interests in associates and joint ventures (continued)

19.2 *Joint ventures (continued)*

Summarised statement of comprehensive income

	240 Adelaide Terrace Pty Ltd	
	2023	**2022**
	US$'000	US$'000
Revenue	27,996	1
Profit/(loss) after tax	1,386	(153)
Other comprehensive income	–	–
Total comprehensive income/(loss)	1,386	(153)

Information of the statement of comprehensive income of Garden Tower East Perth Pty Ltd, SG14 Pty Ltd, SG15 Pty Ltd and SG17 Pty Ltd are not material.

20. Joint operation

Name	Country of operation	Principal activities	Effective interest held by the Group 2023 %	Effective interest held by the Group 2022 %
Project held through subsidiary:				
Project held by Ventrade Maylands Pty Ltd				
241 Railway Parade	Australia	Property development	50	50

21. Lease liabilities

	Group		Company	
	2023	**2022**	**2023**	**2022**
	US$'000	US$'000	US$'000	US$'000
Current				
Lease liabilities (Note 16)	583	–	197	208
Non-current				
Lease liabilities (Note 16)	148	–	979	1,249
Total lease liabilities	731	–	1,176	1,457

22. Borrowing

	Group	
	2023	2022
	US$'000	US$'000
Secured bank loan	4,860	–

The Group's bank loan is drawn to finance the purchase and the construction costs (excluding professional fee and GST) of development properties of a subsidiary. The loan is interest bearing at 1.15% per annum above the bank's cost of funds for interest period of 1 month. The loan is fully repayable 3 years from 14 July 2022 or 6 months from Temporary Occupation Permit (TOP) date of properties or 13 July 2025, whichever earliest. However, the loan is recallable on demand.

The borrowing is secured by the development properties as disclosed in Note 10 and a corporate guarantee given by the Company.

23. Trade and other payables

	Group		Company	
	2023	2022	2023	2022
	US$'000	US$'000	US$'000	US$'000
Trade and other payables (current)				
Trade payables	298	–	–	–
Accrued property development expenditure and operating expenses	1,778	1,734	1,577	1,122
Deposits received	308	71	–	–
Deferred income	286	25	–	–
Other payables	129	104	90	75
	2,799	1,934	1,667	1,197
Other payables (non-current)				
Other payables	253	309	–	–
Total trade and other payables	3,052	2,243	1,667	1,197
Add: Lease liabilities (Note 21)	731	–	1,176	1,457
Add: Borrowing (Note 22)	4,860	–	–	–
Add: Amounts due to subsidiaries (Note 24)	–	–	2,777	665
Less: Accrued operating expenses and deferred income	(1,057)	(559)	(132)	(111)
Total financial liabilities at amortised cost	7,586	1,684	5,488	3,208

These amounts are non-interest bearing. Trade payables are normally on credit terms of 30 to 90 days. The Group has financial risk management policies in place to ensure that all payables are settled within the credit time frame.

24. Amounts due to subsidiaries

The amounts due to subsidiaries are non-trade in nature, unsecured, non-interest bearing, repayable on demand and are to be settled in cash.

25. Deferred tax

Deferred tax as at 30 June relates to the following:

	Group			
	Balance sheet		Statement of comprehensive income	
	2023	2022	2023	2022
	US$'000	US$'000	US$'000	US$'000
Deferred tax assets:				
Differences in provisions and other items	180	120	(55)	13
Differences in recognition of rental income	9	–	(9)	–
Differences in tax losses	153	–	(153)	–
	342	120		
Deferred tax liabilities:				
Differences in development properties	–	2	–	(21)
Differences in intangible assets[1]	(623)	–	–	–
Differences in plant and equipment[1]	(32)	–	–	–
Differences in undistributed earnings	(361)	–	355	–
Differences in recognition of rental income	–	(3)	(1)	(11)
Unremitted foreign interest income	(208)	(123)	85	44
Difference in recognition of interest income	(1)	(10)	(9)	6
	(1,225)	(134)		
Deferred tax expenses (Note 7)			213	31

[1] Differences in intangible assets and plant and equipment arises from acquisition of a subsidiary during the year.

26. Share capital

	Group and Company			
	2023		2022	
	No. of shares		No. of shares	
	'000	US$'000	'000	US$'000
Issued and fully paid ordinary shares:				
At beginning and end of the year	925,281	150,450	925,281	150,450

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restrictions. The ordinary shares have no par value.

There was no employee share option granted during the year.

27. Treasury Shares

	Group and Company			
	2023		2022	
	No. of shares '000	US$'000	No. of shares '000	US$'000
At beginning of the year	–	–	–	–
Purchased during the year	2,113	335	–	–
At end of the year	2,113	335	–	–

Treasury shares relate to ordinary shares of the Company that is held by the Company.

During the year, the Company purchased 2,113,000 ordinary shares in the Company by way of on-market purchases. The total amount paid to acquire the ordinary shares was approximately US$335,000.

28. Reserves

(a) ***Currency translation reserve***

The currency translation reserve represents exchange differences arising from the translation of the financial statements of operations whose functional currencies are different from that of the Group's presentation currency.

(b) ***FVOCI reserve***

FVOCI reserve represents the cumulative fair value changes, net of tax, of FVOCI financial assets until they are disposed of or derecognised. On derecognition of an investment in equity investment which the Group has elected on initial recognition to measure at FVOCI, the cumulative gain or loss previously accumulated in FVOCI reserve was not reclassified to profit or loss but was transferred to accumulated profits.

29. Related party transactions

(a) In addition to related party information disclosed elsewhere in the financial statements, significant transactions with related parties on terms agreed between the parties are as follows:

	Group	
	2023	**2022**
	US$'000	US$'000
Transactions with key management personnel and related company:		
Consultancy services rendered by a director	119	120
Rental paid to a related company	37	40
Transactions with associates and joint ventures:		
Interest income on loans to associates and joint ventures	950	525
Property development expenses	474	9,041

(b) The remuneration of key management personnel are as follows:

	Group	
	2023	**2022**
	US$'000	US$'000
Salaries, allowances and short-term benefits	2,388	2,364
Defined contribution plan	44	44
	2,432	2,408

The remuneration of key management personnel is determined by the remuneration committee having regard to the performance of individuals and market trends.

30. Fair value of assets and liabilities

(a) ***Fair value hierarchy***

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

Level 1 – Quoted prices (unadjusted) in active market for identical assets or liabilities that the Group can access at the measurement date;

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

Level 3 – Unobservable inputs for the asset or liability.

Fair value measurements that use inputs of different hierarchy levels are 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.

(b) ***Assets and liabilities measured at fair value***

The following table shows an analysis of each class of 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) US$'000	Significant observable inputs other than quoted prices (Level 2) US$'000	Significant unobservable inputs (Level 3) US$'000	Total US$'000
30 June 2023				
Financial assets				
Financial assets at FVPL (Note 13)				
Quoted equity securities	12,831	–	–	12,831
Quoted debt securities	198	–	–	198
Financial assets at FVOCI (Note 13)				
Quoted equity securities	283	–	–	283
Unquoted equity securities	–	–	54	54
	13,312	–	54	13,366
Non-financial assets				
Investment properties (Note 18)				
Commercial properties	–	–	54,044	54,044

30. Fair value of assets and liabilities (continued)

(b) ***Assets and liabilities measured at fair value (continued)***

Group	Quoted prices in active markets for identical instruments (Level 1) US$'000	Significant observable inputs other than quoted prices (Level 2) US$'000	Significant unobservable inputs (Level 3) US$'000	Total US$'000
30 June 2022				
Financial assets				
Financial assets at FVPL (Note 13)				
Quoted equity securities	11,741	–	–	11,741
Financial assets at FVOCI (Note 13)				
Quoted equity securities	347	–	–	347
Unquoted equity securities	–	–	16	16
	12,088	–	16	12,104
Non-financial assets				
Investment properties (Note 18)				
Commercial properties	–	–	52,631	52,631

30. Fair value of assets and liabilities (continued)

(b) ***Assets and liabilities measured at fair value (continued)***

Company	Quoted prices in active markets for identical instruments (Level 1) US$'000	Significant observable inputs other than quoted prices (Level 2) US$'000	Significant unobservable inputs (Level 3) US$'000	Total US$'000
30 June 2023				
Financial assets				
Financial assets at FVPL (Note 13)				
Quoted equity securities	10,166	–	–	10,166
Quoted debt securities	198	–	–	198
Financial assets at FVOCI (Note 13)				
Quoted equity securities	283	–	–	283
Unquoted equity securities	–	–	54	54
	10,647	–	54	10,701
30 June 2022				
Financial assets				
Financial assets at FVPL (Note 13)				
Quoted equity securities	9,336	–	–	9,336
Financial assets at FVOCI (Note 13)				
Quoted equity securities	347	–	–	347
Unquoted equity securities	–	–	16	16
	9,683	–	16	9,699

There is no transfer between Level 1, Level 2 and Level 3 of the fair value hierarchy for the financial years ended 30 June 2023 and 30 June 2022.

30. Fair value of assets and liabilities (continued)

(c) ***Level 2 fair value measurements***

The following is a description of the valuation techniques and inputs used in the fair value measurement for assets and liabilities that are categorised within Level 2 of the fair value hierarchy:

Equity related derivative contracts

Equity related derivative contracts are over-the-counter ("OTC") contracts which are valued by financial institutions, of which fair value is determined based on valuation techniques using observable market parameters as inputs.

(d) ***Level 3 fair value measurements***

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

Commercial investment properties (Note 18)

The valuation of commercial investment properties are based on comparable market transactions that consider sales of similar properties that have been transacted in the open market with adjustments made for differences in location, tenure, size, shape, design and layout, age and condition of buildings, availability of facilities, dates of transactions and the prevailing market conditions.

Investment securities (Note 13)

The fair value of unquoted equity investments at FVOCI was estimated based on adjusted net asset value approach which takes into consideration the fair value of the underlying assets and liabilities of the entities as well as incorporating a discount for lack of control.

30. Fair value of assets and liabilities (continued)

(d) ***Level 3 fair value measurements (continued)***

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

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

Description	**Fair value as at 30 June 2023** US$'000	**Valuation technique**	**Unobservable inputs**	**Range of unobservable inputs**
Recurring fair value measurements				
Group				
Investment properties	54,044	Direct comparison method	Yield adjustments made for any difference in the nature, location or condition of the specific property	-19.5% to 4.0%
At FVOCI				
Unquoted equity securities	54	Adjusted net asset value	Fair value is determined by reference to the underlying assets value of the investee company	Not applicable
Company				
At FVOCI				
Unquoted equity securities	54	Adjusted net asset value	Fair value is determined by reference to the underlying assets value of the investee company	Not applicable

30. Fair value of assets and liabilities (continued)

(d) ***Level 3 fair value measurements (continued)***

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

Description	**Fair value as at 30 June 2022** US$'000	**Valuation technique**	**Unobservable inputs**	**Range of unobservable inputs**
Recurring fair value measurements				
Group				
Investment properties	52,631	Direct comparison method	Yield adjustments made for any difference in the nature, location or condition of the specific property	-3.5% to 11.5%
At FVOCI				
Unquoted equity securities	16	Adjusted net asset value	Fair value is determined by reference to the underlying assets value of the investee company	Not applicable
Company				
At FVOCI				
Unquoted equity securities	16	Adjusted net asset value	Fair value is determined by reference to the underlying assets value of the investee company	Not applicable

For unquoted equity securities, a significant increase/(decrease) in discount for lack of control would result in a significantly lower/(higher) fair value measurement. For investment properties, the estimated fair value increase/(decrease) with higher/(lower) comparable prices.

30. Fair value of assets and liabilities (continued)

(d) ***Level 3 fair value measurements (continued)***

(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):

2023	**Group** US$'000	**Company** US$'000
Financial assets at FVOCI		
At 1 July 2022	16	16
Additions	38	38
At 30 June 2023	54	54

2022	**Group** US$'000	**Company** US$'000
Financial assets at FVOCI		
At 1 July 2021	416	10
Additions	20	20
Capital return	(666)	(286)
Net fair value gain for the year included in other comprehensive income	246	272
At 30 June 2022	16	16

(iii) **Valuation policies and procedures**

For all significant financial reporting valuations using valuation models and significant unobservable inputs, it is the Group's policy to engage external valuation experts who possess the relevant credentials and knowledge on the subject of valuation, valuation methodologies and SFRS(I) 13 *Fair Value Measurement* guidance to perform the valuation.

For valuations performed by external valuation experts, the appropriateness of the valuation methodologies and assumptions adopted are reviewed along with the appropriateness and reliability of the inputs (including those developed internally by the Group) used in the valuations.

Significant changes in fair value measurements from period to period are evaluated for reasonableness. Key drivers of the changes are identified and assessed for reasonableness against relevant information from independent sources, or internal sources if necessary and appropriate.

30. Fair value of assets and liabilities (continued)

(e) ***Financial assets and liabilities not carried at fair value, for which carrying amounts approximate fair value***

Trade and other receivables (Note 11), amounts due from/(to) subsidiaries (Note 12.1 and 24), cash and cash equivalents (Note 14), lease liabilities (Note 21), borrowing (Note 22) and trade and other payables (Note 23)

The carrying amount of these financial assets and liabilities are reasonable approximation of their fair values either due to their short-term nature or that they are floating rate instruments that are repriced to market interest rates on or near the end of the reporting period.

31. Financial risk management objectives and policies

Risk management is integral to the whole business of the Group. The management continually monitors the Group's risk management process to ensure that an appropriate balance between risk and control is achieved. Risk management policies and systems are reviewed regularly to reflect changes in the market conditions and the Group's activities.

There has been no change to the Group's exposure to these financial risks or the manner in which it manages and measures the risk. The Group is exposed to market risk (which includes market price, foreign currency and interest rate risks), liquidity risk and credit risk.

(a) ***Market risk***

(i) *Market price risk*

Market price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than currency risk or interest rate risk).

The Group is exposed to market price risk arising from quoted equity securities classified as financial assets at FVPL (Note 13) and financial assets at FVOCI (Note 13). Financial assets at FVOCI are held for strategic rather than trading purposes. To manage its exposure to market price risk, the Group diversifies its investment portfolio within acceptable parameters as endorsed by the board of directors, through prudent assessment of investments prior to investing and ongoing monitoring of their performance.

At the end of the reporting period, if the price of the quoted investments held as financial assets at FVOCI had been 5% (2022: 5%) higher/lower with all other variables held constant, the FVOCI reserve of the Group and the Company would have been US$14,000 (2022: US$17,000) and US$14,000 (2022: US$17,000) higher/lower, respectively.

At the end of the reporting period, if the price of the investment securities at FVPL held had been 5% (2022: 5%) higher/lower with all other variables held constant, the profit before tax of the Group and the Company would have been US$651,000 (2022: US$587,000) and US$518,000 (2022: US$467,000) higher/lower, respectively.

For unquoted equity securities held as financial assets at FVOCI, if the value of underlying key assets had been increased/decreased, the carrying amount of the financial assets at FVOCI would have been higher/lower.

31. Financial risk management objectives and policies (continued)

(a) ***Market risk (continued)***

(ii) *Foreign currency risk*

The Group and the Company have transactional currency exposures arising from sales or purchases that are denominated in a currency other than the respective functional currencies of Group entities, primarily United States dollar (USD), Singapore dollar (SGD) and Australian dollar (AUD).

At the end of the reporting period, the material carrying amount of monetary assets and monetary liabilities denominated in currencies other than the respective group entities' functional currencies are as follows:

Group	**SGD** US$'000	**AUD** US$'000	**HKD** US$'000	**Others** US$'000	**Total** US$'000
30 June 2023					
Financial assets					
Cash and cash equivalents	5,739	5,297	–	1	11,037
Trade and other receivables	41	16	–	–	57
Investment securities	3,183	–	2,570	1,992	7,745
	8,963	5,313	2,570	1,993	18,839
Financial liabilities					
Trade and other payables	(1,588)	–	–	(8)	(1,596)
	(1,588)	–	–	(8)	(1,596)
Net financial assets	7,375	5,313	2,570	1,985	17,243

31. Financial risk management objectives and policies (continued)

(a) ***Market risk (continued)***

(ii) *Foreign currency risk (continued)*

Group	SGD US$'000	AUD US$'000	HKD US$'000	Others US$'000	Total US$'000
30 June 2022					
Financial assets					
Cash and cash equivalents	25,868	11,228	–	2	37,098
Trade and other receivables	43	12	–	–	55
Investment securities	2,947	–	2,247	1,472	6,666
	28,858	11,240	2,247	1,474	43,819
Financial liabilities					
Trade and other payables	(1,175)	–	–	–	(1,175)
	(1,175)	–	–	–	(1,175)
Net financial assets	27,683	11,240	2,247	1,474	42,644

Company	SGD US$'000	AUD US$'000	HKD US$'000	Others US$'000	Total US$'000
30 June 2023					
Financial assets					
Cash and cash equivalents	5,677	294	–	1	5,972
Trade and other receivables	35	–	–	–	35
Amounts due from subsidiaries	3,306	760	–	–	4,066
Investment securities	3,183	–	2,570	1,992	7,745
	12,201	1,054	2,570	1,993	17,818
Financial liabilities					
Lease liabilities	(1,176)	–	–	–	(1,176)
Trade and other payables	(1,523)	–	–	–	(1,523)
Amounts due to subsidiaries	(2,777)	–	–	–	(2,777)
	(5,476)	–	–	–	(5,476)
Net financial assets	6,725	1,054	2,570	1,993	12,342

31. Financial risk management objectives and policies (continued)

(a) ***Market risk (continued)***

(ii) *Foreign currency risk (continued)*

Company	SGD US$'000	AUD US$'000	HKD US$'000	Others US$'000	Total US$'000
30 June 2022					
Financial assets					
Cash and cash equivalents	2,761	268	–	2	3,031
Trade and other receivables	6	–	–	–	6
Investment securities	2,947	–	2,247	1,472	6,666
	5,714	268	2,247	1,474	9,703
Financial liabilities					
Lease liabilities	(1,457)	–	–	–	(1,457)
Trade and other payables	(1,086)	–	–	–	(1,086)
Amounts due to subsidiaries	(665)	–	–	–	(665)
	(3,208)	–	–	–	(3,208)
Net financial assets	2,506	268	2,247	1,474	6,495

Sensitivity analysis for foreign currency risk

The following table demonstrates the sensitivity of the Group's profit before tax to a reasonably possible change in the exchange rates of the Australian dollar, Singapore dollar and Hong Kong dollar against the functional currency of the respective Group entities, with all other variables held constant. The sensitivity analysis includes all outstanding foreign currency denominated monetary items.

If the relevant foreign currency weakens by 5% (2022: 5%) against the functional currency of the respective Group entities, the effects will be as follows:

Group	Decrease in profit before tax 2023 US$'000	Decrease in profit before tax 2022 US$'000
Singapore dollar	369	1,384
Australian dollar	266	562
Hong Kong dollar	129	112

A 5% strengthening of the relevant foreign currency against the functional currency of the respective Group entities would have resulted in an equal but opposite effect on the profit or loss of the respective Group entities, with all other variables held constant.

31. Financial risk management objectives and policies (continued)

(a) ***Market risk (continued)***

(iii) *Interest rate risk*

Interest rate risk is the risk that the fair value or future cash flows of the Group's and the Company's financial instruments will fluctuate because of changes in market interest rates. The Group's exposure to interest rate risk arises primarily from their cash and cash equivalents, loans receivable and borrowing. The Company's exposure to interest rate risk arises primarily from their cash and cash equivalents and loan receivable.

At the end of the reporting period, if interest rates had been 1% (2022: 1%) higher/lower, with all other variables held constant, the Group's profit before tax would have increased/decreased by approximately US$501,000 (2022: US$754,000).

(b) ***Liquidity risk***

Liquidity risk is the risk that the Group or the Company will encounter difficulty in meeting financial obligations due to shortage of funds. The Group's and the Company's exposure to liquidity risk arise primarily from mismatches of the maturities of financial assets and liabilities.

The Group closely monitors its working capital requirements and funds available. Sufficient liquidity is ensured through efficient cash management and adequate lines of credit. Cash and cash equivalents are maintained at a healthy level appropriate to the operating environment and expected cash flows of the Group.

The table below summarises the maturity profile of the Group's and the Company's financial assets used for managing liquidity risk and financial liabilities at the end of the financial reporting period based on contractual and undiscounted repayment obligations.

31. Financial risk management objectives and policies (continued)

(b) ***Liquidity risk (continued)***

Group	One year or less US$'000	One to five years US$'000	Over five years US$'000	Total US$'000
30 June 2023				
Financial assets				
Cash and cash equivalents	42,866	–	–	42,866
Trade and other receivables	983	54,563	6,719	62,265
Investment securities[1]	13,029	–	–	13,029
Total undiscounted financial assets	56,878	54,563	6,719	118,160
Financial liabilities				
Trade and other payables	(1,995)	–	–	(1,995)
Lease liabilities	(530)	(257)	–	(787)
Borrowing	(5,120)	–	–	(5,120)
Total undiscounted financial liabilities	(7,645)	(257)	–	(7,902)
Total net undiscounted financial assets	49,233	54,306	6,719	110,258
30 June 2022				
Financial assets				
Cash and cash equivalents	69,898	–	–	69,898
Trade and other receivables	855	–	49,531	50,386
Investment securities[1]	11,741	–	–	11,741
Total undiscounted financial assets	82,494	–	49,531	132,025
Financial liabilities				
Trade and other payables	(1,684)	–	–	(1,684)
Total undiscounted financial liabilities	(1,684)	–	–	(1,684)
Total net undiscounted financial assets	80,810	–	49,531	130,341

31. Financial risk management objectives and policies (continued)

(b) ***Liquidity risk (continued)***

Company	**One year or less** US$'000	**One to five years** US$'000	**Over five years** US$'000	**Total** US$'000
30 June 2023				
Financial assets				
Cash and cash equivalents	23,043	–	–	23,043
Trade and other receivables	116	–	–	116
Investment securities[1]	10,364	–	–	10,364
Amounts due from subsidiaries	44,432	–	–	44,432
Total undiscounted financial assets	77,955	–	–	77,955
Financial liabilities				
Lease liabilities	(236)	(945)	(118)	(1,299)
Trade and other payables	(1,535)	–	–	(1,535)
Amounts due to subsidiaries	(2,777)	–	–	(2,777)
Total undiscounted financial liabilities	(4,548)	(945)	(118)	(5,611)
Total net undiscounted financial assets/(liabilities)	73,407	(945)	(118)	72,344

31. Financial risk management objectives and policies (continued)

(b) ***Liquidity risk (continued)***

Company	One year or less US$'000	One to five years US$'000	Over five years US$'000	Total US$'000
30 June 2022				
Financial assets				
Cash and cash equivalents	21,828	–	–	21,828
Trade and other receivables	25	–	–	25
Investment securities[1]	9,336	–	–	9,336
Amounts due from subsidiaries	58,227	–	–	58,227
Total undiscounted financial assets	89,416	–	–	89,416
Financial liabilities				
Lease liabilities	(244)	(976)	(367)	(1,587)
Trade and other payables	(1,086)	–	–	(1,086)
Amounts due to subsidiaries	(665)	–	–	(665)
Total undiscounted financial liabilities	(1,995)	(976)	(367)	(3,338)
Total net undiscounted financial assets/(liabilities)	87,421	(976)	(367)	86,078

[1] The amount excludes investment securities designated as fair value through other comprehensive income that are held long-term for strategic purposes.

The following table shows the contractual expiry by maturity of the Company's contingent liabilities. The maximum amount of the corporate guarantee is allocated to the earliest period in which the corporate guarantee could be called.

	Company	
	2023 US$'000	**2022** US$'000
One year or less		
Corporate guarantees (Note 34)	26,888	20,000

31. Financial risk management objectives and policies (continued)

(c) ***Credit risk***

Credit risk is the risk of a default by a counterparty on its contractual obligations resulting in financial loss to the Group and the Company. The Group's and the Company's exposure to credit risk arise primarily from trade and loan receivables. The Group and the Company minimise credit risk in relation to investment securities, derivative financial instruments and cash and short-term deposits by dealing exclusively with high credit rating, reputable financial institutions.

The Group and the Company consider the probability of default upon initial recognition of asset and whether there has been an increase in credit risk on an ongoing basis throughout each reporting period.

The Group and the Company have determined the default event on a financial asset to be when the counterparty fails to make contractual payment, when they fall due.

To assess whether there is significant increase in credit risk, the Group and the Company compare the risk of a default occurring on the asset as at reporting date with the risk of default as at the date of initial recognition. The Group and the Company consider available reasonable and supportive forward-looking information which include the following indicators:

– External credit rating
– Actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the debtor's ability to meet its obligations
– Actual or expected significant changes in the operating results of the debtor
– Significant changes in the value of the collateral supporting the obligation or in the quality of third-party guarantees or credit enhancements
– Significant changes in the expected performance and behaviour of the debtor, including changes in the payment status

Regardless of the analysis above, an increase in credit risk is presumed if a debtor is past due in making contractual payment.

The Group and the Company determine that its financial assets are credit-impaired when:

– There is significant financial difficulty of the debtor
– A breach of contract, such as a default or past due event
– It is becoming probable that the debtor will enter bankruptcy or other financial reorganisation

Financial assets are written off when there is no reasonable expectation of recovery, such as debtor failing to engage in a repayment plan with the Group. Where loans and receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivables due. Where recoveries are made, these are recognised in profit or loss.

31. Financial risk management objectives and policies (continued)

(c) ***Credit risk (continued)***

Trade and other receivables

The Group provides for lifetime expected credit losses for all trade and other receivables using a provision matrix. The provision rates are determined based on the Group's historical observed default rates analysed in accordance to days past due. In analysing the expected credit losses, the Group also incorporate forward-looking information based on the forecasted gross domestic product and economic conditions.

Based on the Group's assessment, an allowance of expected credit loss on loan receivables from an associate and joint ventures of US$62,000 (2022: US$369,000) and US$456,000 (2022: US$351,000) was recognised respectively at the end of the financial year (Note 19).

The Group and the Company adopt a policy of dealing only with recognised and creditworthy counterparties and obtaining sufficient security, where appropriate, to mitigate credit risk.

For investment properties, the Group manages credit risk by collecting deposits. The Group also monitors all late payments for follow-up action.

The carrying amount of financial assets recorded in the financial statements, represents the Group's and the Company's maximum exposure to credit risk without taking into account the value of any collateral obtained.

Credit risk concentration profile

The Group determines concentration of credit risk by monitoring the country profile of its trade receivables on an ongoing basis. The credit risk concentration profile of the Group's trade receivables at the end of the reporting period is as follows:

	Group			
	2023		**2022**	
	US$'000	% of total	US$'000	% of total
By country:				
Singapore	77	89	–	–
Australia	9	11	768	100
	86	100	768	100

At the end of the reporting period, 11% (2022: 100%) of the Group's trade receivables was due from an associate in Australia. However, the Group has assessed that the risk is mitigated based on past settlement records and financial capacity of the associate.

32. Capital management

The primary objective of the Group's capital management is to maintain an optimal capital structure to maximise shareholders' value and to support business growth, taking into consideration underlying business risks.

The Group manages its capital through regular reviews to ensure business returns commensurate with the level of risks and adjustments to capital allocations are made in the light of changes in economic conditions. No changes were made in the Group's objectives and policies during the financial years ended 30 June 2023 and 2022.

33. Segment information

For management purposes, the Group is organised into business units based on their products and services and has two reportable operating segments as follows:

(a) The investment segment relates to investment holding and trading, group level corporate, treasury activities and loans to property related entities; and

(b) The property segment comprises investment in entities engage in property development and/or property investment

Management monitors the operating results of its business units separately for the purpose of making decisions on resource allocation and performance assessment. Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

	Investment US$'000	**Property** US$'000	**Eliminations** US$'000	**Total** US$'000
30 June 2023				
Revenue				
External sales	2,828	2,086	–	4,914
Inter-segment sales	4,281	241	(4,522)	–
Total revenue	7,109	2,327	(4,522)	4,914
Results				
Fair value gain on investment properties	–	81	–	81
Allowance for expected credit losses	(181)	–	–	(181)
Depreciation expense	(436)	–	215	(221)
Share of results of associates and joint ventures	–	5,763	–	5,763
Segment profit	3,030	3,686	(929)	5,787
Assets and liabilities				
Interests in associates and joint ventures	57,839	61,154	–	118,993
Additions to plant and equipment	17	–	–	17
Segment assets	110,496	134,055	–	244,551
Segment liabilities	2,529	8,380	–	10,909

33. Segment information (continued)

	Investment US$'000	Property US$'000	Eliminations US$'000	Total US$'000
30 June 2022				
Revenue				
External sales	2,774	12,957	–	15,731
Inter-segment sales	24,270	250	(24,520)	–
Total revenue	27,044	13,207	(24,520)	15,731
Results				
Fair value gain on investment properties	–	1,242	–	1,242
Allowance for expected credit losses	(319)	–	–	(319)
Depreciation expense	(440)	–	224	(216)
Share of results of associates	–	4,445	–	4,445
Segment profit	20,147	4,912	(23,079)	1,980
Assets and liabilities				
Interests in associates and joint ventures	44,655	55,051	–	99,706
Additions to plant and equipment	65	–	–	65
Segment assets	124,580	112,081	–	236,661
Segment liabilities	1,810	1,341	–	3,151

Geographical information

Revenue by geographical segment is based on the country in which the counterparty is located.

Segment assets (non-current assets excluding financial assets and deferred tax assets) are based on the geographical location of these assets.

	Revenue		Non-current assets	
	2023 US$'000	2022 US$'000	2023 US$'000	2022 US$'000
Group				
Singapore	2,971	1,467	59,419	53,213
Australia[1]	1,618	12,230	37,840	34,093
ASEAN (excluding Singapore)	–	–	23,314	20,959
United States of America	(4)	1,317	–	–
Europe	174	456	–	–
Others	155	261	–	–
	4,914	15,731	120,573	108,265

(1) Decline in revenue from the Australia region was because net results from development projects in Australia are recognised within share of results of associates and joint ventures in FY2023.

34. Contingent liabilities and guarantee

	Company	
	2023	**2022**
	US$'000	US$'000
Guarantee in respect of investment trading and short-term borrowing facilities of a subsidiary, which were undrawn at the end of the reporting period	20,000	20,000
Guarantee in respect of borrowing facilities of a subsidiary (Note 22)	6,888	–
	26,888	20,000

The Group's subsidiary, CH Biovest Pte. Limited, has been served an originating application during the year. The claimants, represented by appointed liquidators of Envy Asset Management Pte. Ltd. ("EAM"), filed a claim of S$2,319,000 (equivalent to US$1,710,000) against the subsidiary in relation to the profits paid out by EAM in 2019 and 2020 pursuant to the subsidiary's transactions with EAM for investments in nickel trading as a *bona fide* investor. The Group has been advised by its legal counsel that it is possible, but not probable, that the claim will succeed and accordingly no provision for any liability has been made in these financial statements.

35. Commitments

The Group has the following commitments as at the reporting date:

	Group	
	2023	**2022**
	US$'000	US$'000
Capital expenditure contracted for but not recognised in the financial statements:		
– Development properties	1,430	–
– Group's share of development properties of joint ventures	–	4,780

Undertaking provided to subsidiaries

The Company has provided letters of undertaking amounting to US$3,300,000 owing by its subsidiaries as at 30 June 2023 in the next twelve months from the date of financial statement unless the funds of the subsidiaries permit during this 12-month period, and where such repayment will not adversely affect the ability of the subsidiaries to meet its liabilities as and when they fall due.

36. Operating lease commitments

As lessor

The Group has entered into non-cancellable operating lease agreements on its investment properties.

	Group	
	2023	**2022**
	US$'000	US$'000
Rental income for the year included in profit or loss	1,417	1,252

The future minimum lease receivable in respect of the non-cancellable operating leases at the end of the reporting period are as follows:

	Group	
	2023	**2022**
	US$'000	US$'000
Not later than one year	1,386	1,352
Later than one year but not later than five years	296	825
	1,682	2,177

37. Approval of the financial statements

The financial statements of the Group for the financial year ended 30 June 2023 were approved and authorised for issue by the board of directors on 6 September 2023.

Additional Information on Directors Seeking Re-Election

Pursuant to Rule 720(6) of the Listing Manual of the SGX-ST, the information relating to Mr Peh Siong Woon Terence and Ms Heng Su-Ling Mae as set out in Appendix 7.4.1 of the Listing Manual of the SGX-ST is set out below.

Name of Director	Peh Siong Woon Terence	Heng Su-Ling Mae
Date of Appointment	1 November 2005	3 April 2018
Date of last re-appointment (if applicable)	29 October 2020	29 October 2021
Age	49	53
Country of principal residence	Singapore	Singapore
The Board's comments on this appointment (including rationale, selection criteria, and the search and nomination process)	After due consideration, the Board concurs with the Nominating Committee's views that Mr Peh, if re-elected, will continue to provide valuable insights and contributions to the Board, given his skills, experience and commitment in the discharge of his duties as a Director.	After due consideration, the Board concurs with the Nominating Committee's views that Ms Heng, if re-elected, will continue to provide valuable insights and contributions to the Board, given her skills, experience and commitment in the discharge of her duties as a Director.
Whether the appointment is executive, and if so, the area of responsibility.	Executive	Non-Executive
Job Title (e.g., Lead ID, AC Chairman, AC Member etc.)	Chief Executive Officer and Executive Director	Non-Executive Independent Director Audit Committee Chairman Remuneration Committee Member Nominating Committee Member
Professional qualifications	Bachelor of Commerce in Marketing, Curtin University of Technology, Australia Master of Commerce in Finance, University of New South Wales, Australia	Bachelor of Accountancy degree, Nanyang Technology University Fellow Chartered Accountant of Singapore ASEAN Chartered Professional Accountant
Working experience and occupation(s) during the past 10 years	2005 to present • Chief Executive Officer and Executive Director, Chuan Hup Holdings Limited 2018 to present • Non-Executive Director, Finbar Group Limited 2011 to 2013 • Executive Director, PCI Limited 2013 to 2019 • Executive Vice Chairman, PCI Limited	2018 to present • Non-Executive, Independent Director, Chuan Hup Holdings Limited 2008 - Present • Drew & Lee Investments (Private) Limited (Director) • Drew & Lee Holdings (Private) Limited (Director) • Drew & Lee Land Pte Ltd (Director) 1992 - 2008 • Ernst & Young (Audit)
Shareholding interest in the listed issuer and its subsidiaries	37,709,100 ordinary shares in Chuan Hup Holdings Limited (direct interest) 478,264,490 ordinary shares in Chuan Hup Holdings Limited (deemed interest)	50,000 ordinary shares in Chuan Hup Holdings Limited (deemed interest)

Additional Information on Directors Seeking Re-Election

Any relationship (including immediate family relationships) with any existing director, existing executive officer, the issuer and/or substantial shareholder of the listed issuer or of any of its principal subsidiaries	Mr Peh Siong Woon Terence is the son of Mr Peh Kwee Chim (Executive Director and Substantial Shareholder of the Company).	No
Conflict of interest (including any competing business)	Please see above in relation to Any relationship (including immediate family relationships) with any existing director, existing executive officer, the issuer and/or substantial shareholder of the listed issuer or of any of its principal subsidiaries	No
Undertaking (in the format set out in Appendix 7.7) under Rule 720(1) has been submitted to the listed issuer	Yes	Yes
Other Principal Commitments including Directorships - Past (for the last 5 years)	PCI Limited Pacific Star Development Limited	Pacific Star Development Limited Apex Healthcare Berhad
Other Principal Commitments including Directorships - Present	ProVest Holdings Pte. Ltd. Beauford Investments Pte. Ltd. CH Biovest Pte. Limited ProVest Global Pte. Ltd. ProVest Realty Pte. Ltd. Ventrade (Asia) Pte. Ltd. Kai Xin Guo Pte Ltd (formerly known as 3P Pte. Ltd.) Walnut Holdings Pte. Ltd. Finbar Group Limited Walnut 1 Pte. Ltd. Keyland Ayala Properties Inc. 240 Adelaide Terrace Pty Ltd Garden Towers East Perth Pty Ltd SG14 Pty Ltd KXG Investments Private Limited Philos Asset Management Private Limited Ventrade SG Pte. Ltd. Ventrade SG1 Pte. Ltd. Ventrade SG2 Pte. Ltd. Homestead Capital Pte. Ltd. PKC Investments Pte. Ltd.	Drew & Lee Investment (Private) Limited Drew & Lee Holdings (Private) Limited Drew & Lee Land Pte. Ltd. Ossia International Limited HRnetGroup Limited Grand Venture Technology Limited Novo Tellus Alpha Acquisition Rex International Holding Limited

Additional Information on Directors Seeking Re-Election

a. Whether at any time during the last 10 years, an application or a petition under any bankruptcy law of any jurisdiction was filed against him or against a partnership of which he was a partner at the time when he was a partner or at any time within 2 years from the date he ceased to be a partner?	No	No
b. Whether at any time during the last 10 years, an application or a petition under any law of any jurisdiction was filed against an entity (not being a partnership) of which he was a director or an equivalent person or a key executive, at the time when he was a director or an equivalent person or a key executive of that entity or at any time within 2 years from the date he ceased to be a director or an equivalent person or a key executive of that entity, for the winding up or dissolution of that entity or, where that entity is the trustee of a business trust, that business trust, on the ground of insolvency?	No	No
c. Whether there is any unsatisfied judgement against him?	No	No
d. Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving fraud or dishonesty which is punishable with imprisonment, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such purpose?	No	No

e. Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such breach?	No	No
f. Whether at any time during the last 10 years, judgement has been entered against him in any civil proceedings in Singapore or elsewhere involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or a finding of fraud, misrepresentation or dishonesty on his part, or he has been the subject of any civil proceedings (including any pending civil proceedings of which he is aware) involving an allegation of fraud, misrepresentation or dishonesty on his part?	No	No
g. Whether he has ever been convicted in Singapore or elsewhere of any offence in connection with the formation or management of any entity or business trust?	No	No
h. Whether he has ever been disqualified from acting as a director or an equivalent person of any entity (including the trustee of a business trust), or from taking part directly or indirectly in the management of any entity or business trust?	No	No

i. Whether he has ever been the subject of any order, judgement or ruling of any court, tribunal or governmental body, permanently or temporarily enjoining him from engaging in any type of business practice or activity?	No	No
j. Whether he has ever, to his knowledge, been concerned with the management or conduct, in Singapore or elsewhere, of the affairs of:- i. any corporation which has been investigated for a breach of any law or regulatory requirement governing corporations in Singapore or elsewhere; or	No	No
ii. any entity (not being a corporation) which has been investigated for a breach of any law or regulatory requirement governing such entities in Singapore or elsewhere; or	No	No
iii. any business trust which has been investigated for a breach of any law or regulatory requirement governing business trusts in Singapore or elsewhere; or	No	No
iv. any entity or business trust which has been investigated for a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere; in connection with any matter occurring or arising during that period when he was so concerned with the entity or business trust?	No	No

k. Whether he has been the subject of any current or past investigation or disciplinary proceedings, or has been reprimanded or issued any warning, by the Monetary Authority of Singapore or any other regulatory authority, exchange, professional body or government agency, whether in Singapore or elsewhere?	No	No
Any prior experience as a director of an issuer listed on the Exchange?	Yes	Yes
If yes, please provide details of prior experience.	Please see above in relation to *Other Principal Commitments including Directorships (both Past and Present)*	
If no, please state if the director has attended or will be attending training on the roles and responsibilities of a director of a listed issuer as prescribed by the Exchange. Please provide details of relevant experience and the nominating committee's reasons for not requiring the director to undergo training as prescribed by the Exchange (if applicable).	N.A.	N.A.

Statistics of Shareholdings

As at 20 September 2023

Share Capital

Total Number of Issued Shares including Treasury Shares	:	925,281,150
Total Number of Issued Shares excluding Treasury Shares	:	921,345,750
Class of Shares	:	Ordinary shares
Voting Rights	:	One vote per share
Number/Percentage of Treasury Shares	:	3,935,400 (0.4253%)
Number/Percentage of Subsidiary Holdings	:	0 (0%)

Distribution of Shareholdings

Size of Shareholdings	No. of Shareholders	%	No. of Shares	%
1 - 99	9	0.11	293	0.00
100 - 1,000	187	2.34	151,632	0.01
1,001 - 10,000	3,905	48.79	26,887,610	2.92
10,001 - 1,000,000	3,866	48.31	232,718,481	25.26
1,000,001 and above	36	0.45	661,587,734	71.81
Total	**8,003**	**100.00**	**921,345,750**	**100.00**

Twenty Largest Shareholders

No.	Name of Shareholder	No. of Shares	%
1	CITIBANK NOMINEES SINGAPORE PTE LTD	541,199,850	58.74
2	DBS NOMINEES PTE LTD	24,413,950	2.65
3	UNITED OVERSEAS BANK NOMINEES PTE LTD	13,432,000	1.46
4	OCBC SECURITIES PRIVATE LTD	8,998,700	0.98
5	OCBC NOMINEES SINGAPORE PTE LTD	6,524,900	0.71
6	MORPH INVESTMENTS LTD	5,925,000	0.64
7	PHILLIP SECURITIES PTE LTD	4,614,984	0.50
8	LIM MENG KONG	4,220,000	0.46
9	JUSTIN TEO ZHIWEI	4,000,000	0.43
10	RAFFLES NOMINEES (PTE) LIMITED	3,737,900	0.41
11	LEONG HEIN HAK	3,250,000	0.35
12	NG THIN ONN TONY	3,000,000	0.33
13	STELLA BOH YUN MEI	3,000,000	0.33
14	TAN HUAT	2,900,000	0.31
15	SEAH KIOK LENG	2,210,000	0.24
16	LOA SZE PIN	2,150,000	0.23
17	LEW WING KIT	2,113,200	0.23
18	HSBC (SINGAPORE) NOMINEES PTE LTD	1,933,000	0.21
19	MRS LOH SIN YUN NEE TAN HUI LAN CORRIE	1,700,000	0.18
20	MAYBANK SECURITIES PTE. LTD.	1,664,900	0.18
	Total:	**640,988,384**	**69.57**

Statistics of Shareholdings

As at 20 September 2023

Substantial Shareholders

	Direct Interest		Deemed Interest	
Name of Shareholder	**No. of Shares**	**%[a]**	**No. of Shares**	**%[a]**
Kai Xin Guo Pte Ltd	478,264,490	51.91 [b]&[c]	-	-
Peh Siong Woon Terence	37,709,100 [b]	4.09	478,264,490	51.91 [d]
Peh Kwee Chim	-	-	478,264,490	51.91 [e]
Qing Shan Pte Ltd	-	-	478,264,490	51.91 [c]
Zedra Trust Company (Singapore) Limited	-	-	478,264,490	51.91 [c]
Sapphire Skye Holdings Limited	-	-	478,264,490	51.91 [c]
Sapphire Alpha Holdings Limited	-	-	478,264,490	51.91 [f]

Notes:

(a) Percentage is calculated based on 921,345,750 issued shares, excluding 3,935,400 treasury shares.

(b) Held in the name of its nominee, Citibank Nominees Singapore Pte Ltd.

(c) Kai Xin Guo Pte Ltd ("KXG") is a wholly-owned subsidiary of Qing Shan Pte Ltd ("Qing Shan") which is in turn held by Zedra Trust Company (Singapore) Limited ("Zedra") as trustee of the trust constituted by Mr Peh Kwee Chim ("Trust"), the entire shareholding of Qing Shan is held by Sapphire Skye Holdings Limited, a nominee shareholder of Zedra, on behalf of Zedra as trustee of the Trust.

(d) Mr Peh Siong Woon Terence is a director of KXG and is also the beneficiary of the Trust, and is therefore deemed, pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore (the "SFA") and Section 7 of the Companies Act 1967 (the "CA"), to have an interest in the 478,264,490 shares of the Company held by KXG.

(e) Mr Peh Kwee Chim is a director of KXG and is also the settlor of the Trust, and is therefore deemed, pursuant to Section 4 of the SFA and Section 7 of the CA, to have an interest in the 478,264,490 shares of the Company held by KXG.

(f) Sapphire Alpha Holdings Limited, the nominee corporate shareholder of Zedra Trust Company (Singapore) Limited and sole director of Qing Shan Pte Ltd, manages, controls the operations of and determines the policy with respect to Qing Shan Pte Ltd.

Shareholdings held by Public

Based on information available to the Company as at 20 September 2023, approximately 43.97% of the issued ordinary shares of the Company is held by the public and therefore, Rule 723 of the Listing Manual issued by the Singapore Exchange Securities Trading Limited is complied with.

Notice of Annual General Meeting and Closure of Books

CHUAN HUP HOLDINGS LIMITED
(Incorporated in the Republic of Singapore)
(Co. Reg. No. 197000572R)

NOTICE IS HEREBY GIVEN that the Fifty-Third Annual General Meeting ("**AGM**") of Chuan Hup Holdings Limited ("the **Company**") will be convened and held at Training Room 3-4, ISCA House, 60 Cecil Street, Singapore 049709 on Friday, 27 October 2023 at 10.30 a.m. to transact the following business:

(A) ORDINARY BUSINESS:

1.	To receive and adopt the Directors' Statement and Audited Financial Statements for the financial year ended 30 June 2023 and the Auditor's Report thereon.	Ordinary Resolution 1
2.	To declare a final tax exempt one-tier dividend of 1 SG cent per ordinary share for the financial year ended 30 June 2023.	Ordinary Resolution 2
3.	To re-elect Mr Peh Siong Woon Terence who is retiring by rotation under Regulation 85 of the Company's Constitution and who, being eligible, offers himself for re-election. (See Note 1)	Ordinary Resolution 3
4.	To re-elect Ms Heng Su-Ling Mae who is retiring by rotation under Regulation 85 of the Company's Constitution and who, being eligible, offers herself for re-election. (See Note 2)	Ordinary Resolution 4
5.	To approve the sum of SGD189,000 to be paid to Non-Executive Directors as Directors' fees for the financial year ended 30 June 2023 (FY2022: SGD180,000).	Ordinary Resolution 5
6.	To re-appoint Ernst & Young LLP as Auditor of the Company and to authorise the Directors to fix their remuneration.	Ordinary Resolution 6

(B) SPECIAL BUSINESS:

To consider, and if thought fit, to pass the following resolution as an Ordinary Resolution:

7. That pursuant to Section 161 of the Companies Act, 1967 (the "**Companies Act**"), authority be and is hereby given to the Directors of the Company to: — Ordinary Resolution 7

(a) (i) issue shares in the capital of the Company ("**shares**") whether by way of rights, bonus or otherwise; and/or

(ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) warrants, debentures or other instruments convertible into shares,

at any time and upon such terms and conditions and for such purposes and to such persons as the Directors may in their absolute discretion deem fit; and

(b) (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue shares in pursuance of any Instrument made or granted by the Directors while this Resolution was in force, provided that:

(1) the aggregate number of shares to be issued pursuant to this Resolution (including shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed 50 percent of the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of shares to be issued other than on a *pro rata* basis to shareholders of the Company (including shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed 20 percent of the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company (as calculated in accordance with sub-paragraph (2) below);

(2) (subject to such manner of calculation as may be prescribed by the Singapore Exchange Securities Trading Limited (the "**SGX-ST**")) for the purpose of determining the aggregate number of shares that may be issued under sub-paragraph (1) above, the percentage of issued shares shall be based on the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company at the time this Resolution is passed, after adjusting for:

(i) new shares arising from the conversion or exercise of any convertible securities or share options or vesting of share awards which are outstanding or subsisting at the time this Resolution is passed; and

(ii) any subsequent bonus issue or consolidation or subdivision of shares;

and, in sub-paragraph (1) above and this sub-paragraph (2), "subsidiary holdings" has the meaning given to it in the Companies Act;

(3) in exercising the authority conferred by this Resolution, the Company shall comply with the provisions of the Listing Manual of the SGX-ST ("**Listing Manual**") for the time being in force (unless such compliance has been waived by the SGX-ST) and the Constitution for the time being of the Company; and

(4) (unless revoked or varied by the Company in general meeting) the authority conferred by this Resolution shall continue in force until the conclusion of the next annual general meeting of the Company or the date by which the next annual general meeting of the Company is required by law to be held, whichever is the earlier.

8. That approval be and is hereby given: Ordinary Resolution 8

(a) for the purposes of Sections 76C and 76E of the Companies Act, the exercise by the Directors of the Company of all the powers of the Company to purchase or otherwise acquire issued ordinary shares in the capital of the Company (the "**Shares**") not exceeding in aggregate the Maximum Limit (as hereafter defined), at such price or prices as may be determined by the Directors of the Company from time to time up to the Maximum Price (as hereafter defined), whether by way of:

(i) an on-market share acquisition ("**On-Market Purchase**") transacted on the SGX-ST trading system, through one or more duly licensed stockbrokers appointed by the Company for such purpose; and/or

(ii) off-market share acquisition ("**Off-Market Purchase**") pursuant to an equal access scheme(s) as may be determined or formulated by the Directors in their discretion, which scheme(s) shall satisfy all the conditions prescribed by the Companies Act, and otherwise be in accordance with all other laws, the Listing Manual and other regulations and rules of the SGX-ST,

(the "**Mandate**");

(b) unless varied or revoked by the Company in general meeting, the authority conferred on the Directors of the Company pursuant to the Mandate may be exercised by the Directors of the Company at any time and from time to time, on and from the date of passing of this Resolution up to:-

(i) the date on which the next annual general meeting of the Company is held or required by law to be held; or

(ii) the date on which the authority conferred by the Share Buy Back Mandate is revoked or varied by the Company in general meeting, whichever is the earlier; or

(iii) the date on which the Share buy back is fulfilled up to the full extent of the Share Buy Back Mandate; and

(c) the Directors of the Company and/or any of them be and is hereby authorised to do such acts and things (including, without limitation, entering into all transactions, arrangements and agreements and executing such documents) as they and/or he may consider necessary or expedient to give effect to this Resolution.

In this Resolution:

"**Maximum Limit**" means that number of Shares representing 10% of the issued ordinary share capital of the Company as at the date of the passing of this Resolution, unless the Company has effected a reduction of the share capital of the Company in accordance with the applicable provisions of the Companies Act at any time during the Relevant Period (as defined below), in which event the issued ordinary share capital of the Company shall be taken to be the amount of the issued ordinary share capital of the Company as altered. Any of the Shares held by the Company as treasury shares and subsidiary holdings shall be disregarded for purposes of computing the 10% limit of the issued ordinary share capital of the Company;

"**Maximum Price**" in relation to a Share to be purchased or acquired, means the price paid per Share which does not exceed 105% of the average of the closing market prices of the Shares over the last five (5) market days, on which transactions in the Shares were recorded, before the day on which the purchases are made and deemed to be adjusted for any corporate action that occurs during the relevant five (5) day period; and the day on which the purchases are made;

"**Relevant Period**" means the period commencing from the date of passing of this Resolution and expiring on the date the next annual general meeting of the Company is held or is required by law to be held, or the date on which the purchases of the Shares are carried out to the full extent mandated, whichever is earlier, unless prior to that, it is varied or revoked by resolution of the shareholders of the Company in general meeting; and

"**subsidiary holdings**" has the meaning ascribed to it in the Companies Act.

The Maximum Price shall apply to both On-Market Purchases and Off-Market Purchases and shall exclude brokerage fees, commission, stamp duties payable, applicable goods and services tax, clearance fees and other related expenses. (See Note 3)

Notice of Annual General Meeting and Closure of Books

NOTICE IS ALSO HEREBY GIVEN that, subject to the approval of shareholders for the final dividend being obtained at the Fifty-Third AGM to be held on 27 October 2023, the Transfer Books and the Register of Members of the Company will be closed on 3 November 2023 for the preparation of dividend warrants.

Duly completed registrable transfers in respect of ordinary shares of the Company received by the Company's Share Registrar, Tricor Barbinder Share Registration Services (a division of Tricor Singapore Pte. Ltd.) at 80 Robinson Road, #02-00, Singapore 068898 up to 5.00 p.m. on 2 November 2023, will be registered to determine shareholders' entitlements to the proposed final dividend. Shareholders whose Securities Accounts with The Central Depository (Pte) Limited are credited with ordinary shares in the capital of the Company as at 5.00 p.m. on 2 November 2023 will be entitled to the proposed final dividend.

The final dividend, if approved by shareholders at the AGM, will be paid on 14 November 2023.

By Order of the Board

Anne Liew Mei Hong
Company Secretary
5 October 2023

Notice of Annual General Meeting and Closure of Books

Explanatory Notes:

1. In relation to Ordinary Resolution 3, Mr Peh Siong Woon Terence, will upon re-election, continue to serve as the Chief Executive Officer of the Company and Executive Director of the Board. Mr Peh is considered a non-independent director. Please refer to the section on “Board of Directors” and “Additional Information on Directors Seeking Re-Election” in the 2023 Annual Report for detailed information on Mr Peh.

2. In relation to Ordinary Resolution 4, Ms Heng Su-Ling Mae, will upon re-election, continue to serve as the Non-Executive Independent Director of the Board, Chairman of the Audit Committee and a member of Remuneration and Nominating Committees. Ms Heng is considered an independent director. Please refer to the section on “Board of Directors” and “Additional Information on Directors Seeking Re-Election” in the 2023 Annual Report for detailed information on Ms Heng.

3. Ordinary Resolution 8 if passed, will empower the Directors of the Company, effective until the conclusion of the next AGM of the Company, or the date by which the next AGM of the Company is required by law to be held, whichever is the earlier, to repurchase ordinary shares of the Company by way of On-Market Purchase or Off-Market Purchase of up to 10% of the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company at the Maximum Price. Information relating to the Share Buy Back Mandate, such as the rationale, the authority and limits, the source of funds to be used for the purchase or acquisition and the financial effects of the Share Buy Back Mandate based on the audited consolidated financial statements of the Group for the financial year ended 30 June 2023 are set out in greater detail in the Appendix to this Notice of AGM.

Notes:

Format of the meeting

1. This AGM is convened, and will be held in a wholly physical format, at Training Room 3-4, ISCA House, 60 Cecil Street, Singapore 049709 on Friday, 27 October 2023 at 10.30 a.m. ***There will be no option for shareholders to participate virtually.***

Access to Documents

2. All documents relating to the AGM including Annual Report and the accompanying Proxy Form together with the Notice of AGM will be published at the following websites:
   (i) Company’s website at the URL: https://chuanhup.listedcompany.com/agm_egm.html; and
   (ii) SGX website at the URL: https://www.sgx.com/securities/company-announcements.
   Printed copies of the documents will not be despatched to shareholders.

3. A shareholder who wishes to request a printed copy of 2023 Annual Report may do so by completing the Request Form and submit it by Tuesday, 17 October 2023, in the following manner:
   (i) by email to sg.is.proxy@sg.tricorglobal.com; or
   (ii) by post to the office of the Company’s Share Registrar, Tricor Barbinder Share Registration Services, at 80 Robinson Road #11-02 Singapore 068898.

Personal Data Privacy

By submitting an instrument appointing a proxy(ies) to attend, speak and vote at the AGM and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents or service providers) for the purpose of the processing, administration and analysis by the Company (or its agents or service providers) of proxies appointed for the AGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the AGM (including any adjournment thereof), and in order for the Company (or its agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines (collectively, the "Purposes"); (ii) warrants that where the member discloses the personal data of the member's proxy(ies) to the Company (or its agents or service providers), the member has obtained the prior consent of such proxy(ies) for the collection, use and disclosure by the Company (or its agents or service providers) of the personal data of such proxy(ies) for the Purposes; and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.

CHUAN HUP HOLDINGS LIMITED
(Incorporated in the Republic of Singapore)
(Co. Reg. No. 197000572R)

Annual General Meeting Proxy Form

IMPORTANT

1. Relevant intermediaries as defined in Section 181 of the Companies Act, Chapter 50 of Singapore may appoint more than two proxies to attend, speak and vote at the Annual General Meeting ("**AGM**").
2. For CPF/SRS investors who have used their CPF/SRS monies to buy shares in the capital of Chuan Hup Holdings Limited ("Shares"), the 2023 Annual Report is forwarded to them at the request of their CPF Agent Banks/SRS Operators and is sent solely FOR INFORMATION ONLY.
3. This proxy form is not valid for use by investors holding shares in the Company ("Shares") through relevant intermediaries (as defined in Section 181 of the Companies Act 1967) ("Investors") (including investors holding through Central Provident Fund ("CPF") and Supplementary Retirement Scheme ("SRS") ("CPF/SRS investors")) and shall be ineffective for all intents and purposes if used or purported to be used by them. An Investor who wishes to vote should instead approach his/her relevant intermediary as soon as possible to specify voting instructions. A CPF/SRS investor who wishes to vote should approach his/her CPF Agent Bank or SRS Operator by 10.30 a.m. on 17 October 2023, being 7 working days before the date of the AGM to submit his/her voting instructions.
4. **Personal Data Privacy**: By submitting this proxy form, a member of the Company accepts and agrees to the personal data terms set out in the Notice of AGM dated 5 October 2023.

I/We .... (Name) .... (NRIC/Passport No./Co.Reg.No.)

of..(Address)

being a member/members of Chuan Hup Holdings Limited (the "Company") hereby appoint:

Name:	**NRIC/Passport No.**	**Proportion of Shareholdings**	
		No. of Shares	**%**
Address:	**Email Address:**		

* and/or (delete as appropriate)

Name:	**NRIC/Passport No.**	**Proportion of Shareholdings**	
		No. of Shares	**%**
Address:	**Email Address:**		

or if no proxy is named, the Chairman of the Fifty-Third Annual General Meeting ("AGM") of the Company as my/our proxy/proxies to attend and to vote on my/our behalf at the AGM of the Company to be held at Training Room 3-4, 60 Cecil Street, ISCA House, Singapore 049709 on Friday, 27 October 2023 at 10.30 a.m. and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against the resolutions to be proposed at the AGM as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/their discretion, as he/they will on any matter arising at the AGM and at any adjournment thereof.

No.	**Ordinary Resolution**	**No. of Votes For***	**No. of Votes Against***
	ORDINARY BUSINESS		
1.	Adoption of Directors' Statement and Audited Financial Statements and Auditors' Report		
2.	Declaration of Final Dividend		
3.	Re-election of Mr Peh Siong Woon Terence as Director		
4.	Re-election of Ms Heng Su-Ling Mae as Director		
5.	Approval of Directors' Fees		
6.	Re-appointment of Ernst & Young LLP as Auditor		
	SPECIAL BUSINESS		
7.	Issue of additional shares and convertible instruments		
8.	Approval of the Proposed Renewal of the Share Buy Back Mandate		

* Voting will be conducted by poll. If you wish to exercise all your votes "For" or "Against" the relevant resolution, please tick ["✔"] within the relevant box provided. Alternatively, if you wish to exercise your vote for both "For" and "Against" the relevant resolution, please indicate the number of Shares in the relevant box provided.

Dated this .... day of 2023

Total Number of Shares held:	**No. of Shares**
(a) CDP Register	
(b) Register of Members	

....
Signature(s) or Common Seal of Member(s)

IMPORTANT: Please read notes on the reverse side

Notes:

1. A member should insert the total number of Shares held in the proxy form. If a member only has Shares entered against his/her/its name in the Depository Register (as defined in Section 81SF of the Securities and Futures Act 2001 of Singapore), he/she/it should insert that number of Shares. If he/she/it only has Shares registered in his/her/its name in the Register of Members, he/she/it should insert that number of Shares. However, if he/she/it has Shares entered against his/her/its name in the Depository Register and Shares registered in his/her/its name in the Register of Members, he/she/it should insert the aggregate number of Shares entered against his/her/its name in the Depository Register and registered in his/her/its name in the Register of Members. If no number is inserted, the proxy form shall be deemed to relate to all the Shares held by the member (in both the Register of Members and the Depository Register).

2. (a) A member who is not a relevant intermediary is entitled to appoint not more than two proxies. Where such member's instrument appointing a proxy(ies) appoints more than one proxy, the proportion of the shareholding concerned to be represented by each proxy shall be specified in the instrument.

   (b) A member who is a relevant intermediary is entitled to appoint more than two proxies, but each proxy must be appointed to exercise the rights attached to a different share or shares held by such member. Where such member's instrument appointing a proxy(ies) appoints more than two proxies, the number and class of shares in relation to which each proxy has been appointed shall be specified in the instrument.

   "Relevant intermediary" has the meaning ascribed to it in Section 181 of the Companies Act 1967.

3. A proxy need not be a member of the Company.

4. The instrument appointing a proxy(ies) must be submitted to the Company in the following manner:

   (a) if submitted by post, be lodged at the office of the Company's Share Registrar, Tricor Barbinder Share Registration Services, at 80 Robinson Road #11-02 Singapore 068898; or

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   (b) If submitted electronically, be submitted via email to the Company's Share Registrar at sg.is.proxy@sg.tricorglobal.com

   in each case, **by 10.30 a.m.** on **24 October 2023**, **being 72 hours before the time appointed for holding the AGM**.

   A shareholder who wishes to submit the proxy form must first download, complete and sign the proxy form before submitting it by post to the address provided above, or before submitting it via email (e.g., by enclosing a completed and signed PDF copy of the proxy form) to the email address provided above.

5. Completion and return of the proxy form does not preclude a member from attending, speaking and voting at the AGM. Any appointment of a proxy(ies) will be revoked if a member attends the meeting in person, and in such event, the Company reserve the right to refuse to admit any person(s) appointed under the proxy form, to the meeting.

6. The proxy form must be under the hand of the appointor or of his attorney duly authorised in writing. Where the proxy form is executed by a corporation, it must be executed either under its seal or under the hand of an officer or attorney duly authorised. Where a proxy form is signed on behalf of the appointor by an attorney, the letter or power of attorney or a duly certified copy thereof must (failing previous registration with the Company) be lodged with the proxy form, failing which the proxy form may be treated as invalid.

7. The Company shall be entitled to reject an instrument appointing a proxy(ies) if it is incomplete, improperly completed, illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified in the instrument appointing a proxy(ies) (including any related attachment). In addition, in the case of members whose shares are entered against their names in the Depository Register, the Company may reject any instrument appointing a proxy(ies) lodged or submitted if such members are not shown to have shares entered against their names in the Depository Register 72 hours before the time appointed for holding the AGM as certified by The Central Depository (Pte) Limited to the Company.

8. Any reference to a time of day is made by reference to Singapore time.

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3RD FOLD HERE AND GLUE ALL SIDES FIRMLY OVERLEAF. DO NOT STAPLE.

The Company Secretary
CHUAN HUP HOLDINGS LIMITED
c/o Tricor Barbinder Share Registration Services
(A division of Tricor Singapore Pte. Ltd.)
80 Robinson Road
#11-02 Singapore 068898

Please Affix
Postage
Stamp

3RD FOLD HERE AND GLUE ALL SIDES FIRMLY OVERLEAF. DO NOT STAPLE.

CHUAN HUP HOLDINGS LIMITED
(Co. Reg. No. 197000572R)

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