



**CASA HOLDINGS LIMITED**  
(Company Registration Number: 199406212Z)  
(Incorporated in the Republic of Singapore)

---

**UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED 31 MARCH 2023**

---

**Table of Contents**

<b>Contents</b>	<b>Page</b>
A. Condensed interim consolidated statement of comprehensive income.....	1
B. Condensed interim statements of financial position.....	2
C. Condensed interim statements of changes in equity.....	3
D. Condensed interim consolidated statement of cash flows.....	4
E. Notes to the condensed interim consolidated financial statements.....	5
F. Other information required by Listing Rule Appendix 7C.....	13

**A. Condensed interim consolidated statement of comprehensive income**

		Half Year ended 31 March		
	Note	2023 \$'000	2022 \$'000	Change %
Revenue		12,013	10,745	11.8
Cost of sales		(6,896)	(6,010)	14.7
Gross profit		5,117	4,735	8.1
Other income	6	924	901	2.6
Other gains – net	7	316	622	(49.2)
Expenses				
- Selling and distribution		(1,845)	(1,466)	25.9
- Administrative		(3,620)	(3,590)	0.8
- Finance	8	(975)	(759)	28.5
Share of profit of associated company		1,621	1,031	57.2
Share of loss of a joint-venture company		(1)	(13)	(92.3)
<b>Profit before income tax</b>		<b>1,537</b>	<b>1,461</b>	<b>5.2</b>
Income tax expense	11	(220)	(29)	658.6
<b>Profit after income tax</b>		<b>1,317</b>	<b>1,432</b>	<b>(8.0)</b>
<b>Other comprehensive income/(loss), net of tax:</b>				
<b>Items that may be reclassified subsequently to profit or loss:</b>				
Shares of other comprehensive loss of associated company – Currency translation differences		(724)	(168)	331.0
Currency translation differences arising from Consolidation		79	(244)	N/M
<b>Other comprehensive income/(loss), net of tax</b>		<b>(645)</b>	<b>(412)</b>	<b>56.6</b>
<b>Total comprehensive income</b>		<b>672</b>	<b>1,020</b>	<b>(34.1)</b>
<b>Profit attributable to:</b>				
Equity holders of the Company		1,459	1,590	(8.2)
Non-controlling interests		(142)	(158)	(10.1)
		<b>1,317</b>	<b>1,432</b>	<b>(8.0)</b>
<b>Total comprehensive income attributable to:</b>				
Equity holders of the Company		788	1,259	(37.4)
Non-controlling interests		(116)	(239)	(51.5)
		<b>672</b>	<b>1,020</b>	<b>(34.1)</b>

N/M - not meaningful

**B. Condensed interim statements of financial position**

	Note	Group		Company	
		31 Mar 2023 \$'000	30 Sep 2022 \$'000	31 Mar 2023 \$'000	30 Sep 2022 \$'000
<b>ASSETS</b>					
<b>Current assets</b>					
Cash and cash equivalents		3,019	3,612	320	352
Trade and other receivables		4,692	3,771	32,059	32,901
Inventories		6,186	6,199	-	-
		<u>13,897</u>	<u>13,582</u>	<u>32,379</u>	<u>33,253</u>
<b>Non-current assets</b>					
Development properties	15	50,888	52,250	-	-
Investments in associated company		18,115	17,218	9,945	9,945
Investment in a joint venture company		3,220	3,327	-	-
Investments in subsidiary corporations		-	-	12,241	12,241
Property, plant and equipment	16	9,570	10,030	-	-
		<u>81,793</u>	<u>82,825</u>	<u>22,186</u>	<u>22,186</u>
<b>Total assets</b>		<b>95,690</b>	<b>96,407</b>	<b>54,565</b>	<b>55,439</b>
<b>LIABILITIES</b>					
<b>Current liabilities</b>					
Trade and other payables		5,499	5,310	9,068	9,087
Provision		534	529	-	-
Bank borrowings	17	675	672	-	-
Lease liability		57	55	-	-
Current income tax liabilities		410	245	-	-
		<u>7,175</u>	<u>6,811</u>	<u>9,068</u>	<u>9,087</u>
<b>Non-current liabilities</b>					
Other payables		27,554	28,297	-	-
Provisions		151	155	-	-
Bank borrowings	17	1,062	1,400	-	-
Lease liability		1,405	1,438	-	-
Deferred income tax liabilities		105	111	-	-
		<u>30,277</u>	<u>31,401</u>	<u>-</u>	<u>-</u>
<b>Total liabilities</b>		<b>37,452</b>	<b>38,212</b>	<b>9,068</b>	<b>9,087</b>
<b>NET ASSETS</b>		<b>58,238</b>	<b>58,195</b>	<b>45,497</b>	<b>46,352</b>
<b>EQUITY</b>					
<b>Capital and reserves attributable to equity holders of the Company</b>					
Share capital	18	32,315	32,315	32,315	32,315
Asset revaluation reserve		541	541	-	-
Currency translation reserve		(1,524)	(852)	-	-
Retained profits		28,154	27,324	13,182	14,037
		<u>59,486</u>	<u>59,328</u>	<u>45,497</u>	<u>46,352</u>
<b>Non-controlling interests</b>		<b>(1,248)</b>	<b>(1,133)</b>	<b>-</b>	<b>-</b>
<b>Total equity</b>		<b>58,238</b>	<b>58,195</b>	<b>45,497</b>	<b>46,352</b>

**C. Condensed interim statements of changes in equity**

← Attributable to equity holders of the Company →							
Note	Share capital	Asset revaluation reserve	Currency translation reserve	Retained profits	Total	Non-controlling interests	Total equity
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Group</b>							
<b>2023</b>							
Balance as at 1 October 2022	32,315	541	(852)	27,324	59,328	(1,133)	58,195
Profit for the financial period	-	-	-	1,459	1,459	(142)	1,317
Other comprehensive income for the financial period	-	-	(672)	-	(672)	27	(645)
Dividends paid	12	-	-	(629)	(629)	-	(629)
<b>Balance as at 31 March 2023</b>	<b>32,315</b>	<b>541</b>	<b>(1,524)</b>	<b>28,154</b>	<b>59,486</b>	<b>(1,248)</b>	<b>58,238</b>
<b>2022</b>							
Balance as at 1 October 2021	32,315	-	153	26,613	59,081	(817)	58,264
Profit for the financial period	-	-	-	1,590	1,590	(158)	1,432
Other comprehensive loss for the financial period	-	-	(330)	-	(330)	(82)	(412)
Dividends paid	12	-	-	(1,049)	(1,049)	-	(1,049)
<b>Balance as at 31 March 2022</b>	<b>32,315</b>	<b>-</b>	<b>(177)</b>	<b>27,154</b>	<b>59,292</b>	<b>(1,057)</b>	<b>58,235</b>
<b>Company</b>							
<b>2023</b>							
Balance as at 1 October 2022				32,315	14,037		46,352
Total comprehensive loss for the year				-	(226)		(226)
Dividends paid				-	(629)		(629)
<b>Balance as at 31 March 2023</b>				<b>32,315</b>	<b>13,182</b>		<b>45,497</b>
<b>2022</b>							
Balance as at 1 October 2021				32,315	16,411		48,726
Total comprehensive income for the year				-	711		711
Dividends paid				-	(1,049)		(1,049)
<b>Balance as at 31 March 2022</b>				<b>32,315</b>	<b>16,073</b>		<b>48,388</b>

**D. Condensed interim consolidated statement of cash flows**

	<b>Group</b>	
	<b>Half Year ended 31 March</b>	<b>2022</b>
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Cash flows from operating activities</b>		
Net profit	1,317	1,432
Adjustments for:		
- Income tax expense	220	29
- Depreciation of property, plant and equipment	394	417
- Gain on amortisation of interest-free non-current payables	(932)	(706)
- Loss on disposal of property, plant and equipment	-	4
- Interest income	(1)	(1)
- Finance expense	975	759
- Share of profit of associated company	(1,621)	(1,031)
- Share of loss of a joint venture company	1	13
- Unrealised currency translation losses	875	92
	<u>1,228</u>	<u>1,008</u>
Change in working capital:		
- Development properties	(6)	-
- Inventories	13	(151)
- Trade and other receivables	(921)	(324)
- Trade and other payables	(85)	(490)
Cash generated from operations	<u>229</u>	<u>43</u>
Income tax paid	(60)	(131)
<b>Net cash provided by/(used in) operating activities</b>	<b><u>169</u></b>	<b><u>(88)</u></b>
<b>Cash flows from investing activities</b>		
Additions to property, plant and equipment	(24)	(159)
Proceed from/(loan to) a joint-venture company	23	(168)
Interest received	1	1
<b>Net cash provided by/(used in) investing activities</b>	<b><u>-</u></b>	<b><u>(326)</u></b>
<b>Cash flows from financing activities</b>		
Proceeds from related parties' borrowings	32	99
Repayment of bank borrowings	(335)	(447)
Proceeds from/(repayment of) bills payable	274	(173)
Repayment of lease liability	(31)	(28)
Dividends paid to equity owners	(629)	(1,049)
Interest and finance related cost paid	(76)	(68)
<b>Net cash used in financing activities</b>	<b><u>(765)</u></b>	<b><u>(1,666)</u></b>
<b>Net decrease in cash and cash equivalents</b>	<b>(596)</b>	<b>(2,080)</b>
<b>Cash and cash equivalents</b>		
Beginning of the financial period	3,612	5,663
Effects of currency translation on cash and cash equivalents	3	-
<b>End of the financial period</b>	<b><u>3,019</u></b>	<b><u>3,583</u></b>

## **E. Notes to the condensed interim consolidated financial statements**

### **1. Corporate information**

Casa Holdings Limited (the “Company”) is listed on the Mainboard of Singapore Exchange Securities Trading Limited (“SGX-ST”) and incorporated and domiciled in Singapore. The address of its registered office is 15 Kian Teck Crescent, Singapore 628884.

The principal activities of the Group are distributor of electrical and electronic home appliances, property holdings and property development.

### **2. Basis of preparation**

The condensed interim financial statements for the six months ended 31 March 2023 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the year ended 30 September 2022.

The Group has applied the same accounting policies and methods of computation as in the Group’s most recently audited financial statements.

The condensed interim financial statements are presented in Singapore dollar which is the Company’s functional currency.

#### **2.1 New and amended standards adopted by the Group**

A number of amendments to Singapore Financial Reporting Standards (International) (“SFRS(I)”) have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those SFRS(I).

#### **2.2 Use of judgements and estimates**

Management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 30 September 2022.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

### **3. Seasonal operations**

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

### **4. Segment and revenue information**

The Group is organised into the following main business segments:

- Segment 1: Trading
- Segment 2: Property development
- Segment 3: Unallocated included investment holding entity

Management monitors the operating results of its business segments separately for making decisions about allocation of resources and assessment of performances of each segment.

**E. Notes to the condensed interim consolidated financial statements (cont'd)**

**4. Segment and revenue information (cont'd)**

**4.1 Operating segments**

	<u>Trading</u> \$'000	<u>Property Development</u> \$'000	<u>Unallocated</u> \$'000	<u>Total</u> \$'000
<b><u>For 6 months ended 31 March 2023</u></b>				
<b>Sales to external parties</b>	<b>12,013</b>	-	-	<b>12,013</b>
<b>Segment profit/(loss)</b>	<b>1,508</b>	<b>(141)</b>	<b>(1,014)</b>	<b>353</b>
Interest income	-	1	-	1
Share of profit of associated company	-	-	1,621	1,621
Share of loss of a joint-venture company	-	-	(1)	(1)
Depreciation of property, plant and equipment	(275)	(119)	-	(394)
Interest expense	(76)	-	-	(76)
Amortised interest on non-current payables	(41)	(858)	-	(899)
Gain on amortisation of interest-free non-current payables	42	890	-	932
Profit before income tax				1,537
Income tax expense				(220)
Profit after income tax				<b>1,317</b>
<b><u>For 6 months ended 31 March 2022</u></b>				
<b>Sales to external parties</b>	<b>10,745</b>	-	-	<b>10,745</b>
<b>Segment profit/(loss)</b>	<b>1,222</b>	<b>(119)</b>	<b>(191)</b>	<b>912</b>
Interest income	-	1	-	1
Share of profit of associated company	-	-	1,031	1,031
Share of loss of a joint-venture company	-	-	(13)	(13)
Depreciation of property, plant and equipment	(289)	(128)	-	(417)
Interest expense	(68)	-	-	(68)
Amortised interest on non-current payables	(28)	(663)	-	(691)
Gain on amortisation of interest-free non-current payables	34	672	-	706
Profit before income tax				1,461
Income tax expense				(29)
Profit after income tax				<b>1,432</b>

**E. Notes to the condensed interim consolidated financial statements (cont'd)**

**4. Segment and revenue information (cont'd)**

**4.1 Operating segments (cont'd)**

	<u>Trading</u> \$'000	<u>Property Development</u> \$'000	<u>Unallocated</u> \$'000	<u>Total</u> \$'000
<b><u>31 March 2023</u></b>				
<b>Segment assets</b>	<b>22,451</b>	<b>51,515</b>	<b>21,724</b>	<b>95,690</b>
Segment assets includes:				
Investments in associated company	-	-	18,115	18,115
Investment in a joint-venture company	-	-	3,220	3,220
Additions/(reduction) to:				
- investment in a joint-venture company	-	-	(23)	(23)
- property, plant and equipment	24	-	-	24
<b>Segment liabilities</b>	<b>10,396</b>	<b>26,873</b>	<b>183</b>	<b>37,452</b>
<b><u>31 March 2022</u></b>				
<b>Segment assets</b>	<b>22,385</b>	<b>54,915</b>	<b>20,841</b>	<b>98,141</b>
Segment assets includes:				
Investments in associated company	-	-	17,606	17,606
Investment in a joint-venture company	-	-	3,235	3,235
Additions to:				
- investment in a joint-venture company	-	-	168	168
- property, plant and equipment	159	-	-	159
<b>Segment liabilities</b>	<b>9,908</b>	<b>29,884</b>	<b>114</b>	<b>39,906</b>

**4.2 Geographical segments**

	<b>Group 6 months ended</b>	
	<b>31 Mar 2023 \$'000</b>	<b>31 Mar 2022 \$'000</b>
<u>Revenue</u>		
Singapore	11,938	10,542
Other countries	75	203
<b>Total</b>	<b>12,013</b>	<b>10,745</b>
	<b>Group</b>	
	<b>31 Mar 2023 \$'000</b>	<b>31 Mar 2022 \$'000</b>
<u>Non-current assets</u>		
Singapore	5,842	6,336
Malaysia	75,205	78,559
Morocco	746	920
<b>Total</b>	<b>81,793</b>	<b>85,815</b>
	<b>Group</b>	
	<b>31 Mar 2023 \$'000</b>	<b>31 Mar 2022 \$'000</b>
<u>Capital expenditure</u>		
Singapore	24	159



**E. Notes to the condensed interim consolidated financial statements (cont'd)**

**4. Segment and revenue information (cont'd)**

**4.3 Disaggregation of revenue**

	Group	
	31 Mar 2023 \$'000	31 Mar 2022 \$'000
<b>Timing of revenue recognition:</b>		
At a point in time	12,013	10,745

**5. Financial assets and financial liabilities**

Set out below is an overview of the financial assets and financial liabilities of the Group as at 31 March 2023 and 30 September 2022.

	Group		Company	
	31 Mar 2023 \$'000	30 Sep 2022 \$'000	31 Mar 2023 \$'000	30 Sep 2022 \$'000
<b>Financial Assets at amortised cost</b>				
Cash and cash equivalents	3,019	3,612	320	352
Trade and other receivables	4,208	3,247	32,039	32,874
	<b>7,227</b>	<b>6,859</b>	<b>32,359</b>	<b>33,226</b>
<b>Financial Liabilities at amortised cost</b>				
Trade and other payables	33,053	33,607	9,068	9,087
Borrowings	1,737	2,072	-	-
Lease liability	1,462	1,493	-	-
	<b>36,252</b>	<b>37,172</b>	<b>9,068</b>	<b>9,087</b>

**6. Other Income**

	Group 6 months ended	
	31 Mar 2023 \$'000	31 Mar 2022 \$'000
Interest income from bank deposits	1	1
Rental income from lease	253	228
Service income – at a point in time	613	652
Others	57	20
Total	<b>924</b>	<b>901</b>

**7. Other gains - net**

	Group 6 months ended	
	31 Mar 2023 \$'000	31 Mar 2022 \$'000
Currency translation losses - net	(630)	(84)
Gain on amortisation of interest-free non-current payables	932	706
Reversal of loss allowance on trade receivables – non-related parties	14	-
Total	<b>316</b>	<b>622</b>

**E. Notes to the condensed interim consolidated financial statements (cont'd)**

**8. Finance expenses**

	<b>Group</b>	
	<b>6 months ended</b>	
	<b>31 Mar 2023</b>	<b>31 Mar 2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Amortised interest on non-current payables	899	691
Interest expense on borrowings	45	35
Interest expense on lease liability	31	33
<b>Total</b>	<b>975</b>	<b>759</b>

**9. Expenses by Nature**

	<b>Group</b>	
	<b>6 months ended</b>	
	<b>31 Mar 2023</b>	<b>31 Mar 2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Cost of inventories recognised as an expense (included in cost of sales)	6,649	5,660
Depreciation of property, plant and equipment	394	417
Employee compensation (included directors' remuneration)	2,494	2,486
Distribution and marketing costs	1,845	1,466
Others operating expenses	979	1,037
<b>Total</b>	<b>12,361</b>	<b>11,066</b>

**10. Related party transactions**

The following transactions took place between the Group and related parties at terms agreed between the parties:

	<b>Group</b>	
	<b>6 months ended</b>	
	<b>31 Mar 2023</b>	<b>31 Mar 2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Services rendered by related party	32	61
Purchases from related parties	221	226
Rental income from a related party	251	312

Related parties comprise mainly companies which are controlled by or have significant influence from the Group's key management personnel and their close family members.

**E. Notes to the condensed interim consolidated financial statements (cont'd)**

**11. Income taxes**

	<b>Group</b>	
	<b>6 months ended</b>	
	<b>31 Mar 2023</b>	<b>31 Mar 2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Tax expense attributable to profit or loss is made up of:		
- Profit from current financial year:		
Current income tax	225	193
Deferred income tax	(5)	(6)
	<u>220</u>	<u>187</u>
- Over provision of current income tax in prior financial years	-	(158)
Total	<u>220</u>	<u>29</u>

**12. Dividends**

	<b>Group</b>	
	<b>31 Mar 2023</b>	<b>31 Mar 2022</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Ordinary dividends</b>		
Final exempt dividend paid in respect of the previous financial year of 0.3 cents (2022: 0.5 cents) per share	<u>629</u>	<u>1,049</u>

**13. Earnings per share**

Basic earnings per share is calculated by dividing the net profit attributable to equity holders of the Company by the weighted average number of ordinary shares outstanding during the respective financial year.

	<b>Group</b>	
	<b>31 Mar 2023</b>	<b>31 Mar 2022</b>
	<b>Cents</b>	<b>Cents</b>
Basic earnings per share	<u>0.70</u>	<u>0.76</u>

There are no dilutive potential ordinary shares during the 6 months ended 31 March 2023 and 2022.

**14. Net Asset Value**

The net asset value per share of the Group and the Company as at 31 March 2023 and 30 September 2022 is computed based on the total number of issued share of 209,826,140.

	<b>Group</b>		<b>Company</b>	
	<b>31 Mar 2023</b>	<b>30 Sep 2022</b>	<b>31 Mar 2023</b>	<b>30 Sep 2022</b>
Net asset value per ordinary share (cents)	<u>28.35</u>	<u>28.27</u>	<u>21.68</u>	<u>22.09</u>

**E. Notes to the condensed interim consolidated financial statements (cont'd)**

**15. Development properties**

	Group	
	31 Mar 2023	30 Sep 2022
	\$'000	\$'000
Costs of land	45,279	46,497
Development costs	4,043	4,146
Interest capitalised	1,566	1,607
	<b>50,888</b>	<b>52,250</b>

- (a) The development properties are classified as non-current assets as the Group do not expect to realise the assets within the normal operating cycle from the reporting period.
- (b) Details of the development properties of the Group at 31 March 2023 and 30 September 2022 are as follows:

<u>Description of location</u>	<u>Purpose</u>	<u>Tenure</u>	<u>Site area sqm</u>	<u>Stage of completion</u> <sup>(a)</sup>	<u>Group's effective interest</u>	
					2023	2022
					%	%
Teluk Jawa, Mukim of Plentong, Johor, Malaysia	Residential and commercial	Freehold	53,671	-	34.3	34.3
Title GM339 Lot 5, Mukim of Plentong, Johor, Malaysia	Residential and commercial	Freehold	18,590	-	34.3	34.3
Title GM340 Lot 6, Mukim of Plentong, Johor, Malaysia	Residential and commercial	Freehold	15,560	-	34.3	34.3

(a) *Halted at the early stage of the Group's development in FY 2016.*

- (c) The Group had allocated 13,000 sqm of the land area at Teluk Jawa, Mukim of Plentong, Johor, Malaysia for its Seventh Cove residential project which is temporarily put on hold.

**16. Property, plant and equipment**

During the 6 months ended 31 March 2023 and 12 months ended 30 September 2022, the Group acquired assets amounting to \$24,000 and \$182,000 (2022: \$159,000 and \$1,069,000) respectively and disposed of assets amounting to \$nil and \$1,400 (2022: \$1,400 and \$412,000) respectively.

**17. Bank borrowings**

	Group	
	31 Mar 2023	30 Sep 2022
	\$'000	\$'000
<u>Amount repayable within one year</u>		
Secured	675	672
<u>Amount repayable after one year</u>		
Secured	1,062	1,400
	<b>1,737</b>	<b>2,072</b>

Bank borrowings of the Group are secured over assets under construction and corporate guarantees.

**E. Notes to the condensed interim consolidated financial statements (cont'd)**

**18. Share capital**

	<u>No. of ordinary shares</u>		<u>Amount</u>	
	<u>31 Mar 2023</u>	<u>30 Sep 2022</u>	<u>31 Mar 2023</u>	<u>30 Sep 2022</u>
	<u>'000</u>	<u>'000</u>	<u>\$'000</u>	<u>\$'000</u>
<b><u>Group and Company</u></b>				
Beginning and end of financial period	<u>209,826</u>	<u>209,826</u>	<u>32,315</u>	<u>32,315</u>

There were no change to the Company's issued and paid up share capital as at 31 March 2023 and 30 September 2022.

There were no outstanding convertibles as at 31 March 2023 and 30 September 2022 where shares may be issued upon conversion.

The Company did not hold any treasury shares as at 31 March 2023 and 30 September 2022.

## **F. Other information required by Listing Rule Appendix 7C**

### **1. Review**

The condensed consolidated statement of financial position of Casa Holdings Limited and its subsidiaries as at 31 March 2023 and the related condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statements of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended and certain explanatory notes have not been audited or reviewed. The Group's latest audited financial statements for the financial year ended 30 September 2022 were not subject to an adverse opinion, qualified opinion or disclaimer of opinion.

### **2. Review of performance of the Group**

#### **Review of Condensed Interim Consolidated Statement of Comprehensive Income**

##### **Overview**

The Group recorded a net profit attributable to equity holders of the Company of \$1.5 million in HY2023, decreased by \$0.1 million against \$1.6 million in HY2022.

##### **Revenue**

Revenue increased by 11.8% to \$12.0 million in HY2023 (HY2022: \$10.7 million) due to the recovery of demand for home appliances post COVID-19 pandemic.

##### **Cost of sales**

The Group's cost of sales increased by 14.7% to \$6.9 million in HY2023 (HY2022: \$6.0 million) which is in line with the increase in revenue.

##### **Gross profit**

Gross profit increased by 8.1% to \$5.1 million in HY2023 (HY2022: \$4.7 million), consistent with the increase in revenue. The lower gross margin was resulted from the increase in cost of sales being greater than the increase in sales during the period.

##### **Other income**

Other income increased by 2.6% to \$924,000 in HY2023 (HY2022: \$901,000). The increase is due to the increase in rental income from the lease.

##### **Other gains - net**

Other gains decreased by 49.2% to \$0.3 million in HY2023 (HY2022: \$0.6 million). The decrease in other gains is mainly due to the depreciation of Malaysian Ringgit against Singapore dollar resulted in loss on foreign currency amounted to \$0.6 million (HY2022: \$0.1 million).

The gain on amortization of interest-free non-current payables increased to \$0.9 million in HY2023 (HY2022: \$0.7 million). The increased is mainly due to the increase in the interest rate used to compute the gain on amortization of interest-free non-current payables amounted to 6.0% per annum (HY2022: 4.3% per annum). The higher interest rate used is consistent with the increase in the bank base rate and LIBOR rate.

##### **Selling and distribution expenses**

Selling and distribution expenses increased by 25.9% to \$1.8 million in HY2023 (HY2022: \$1.5 million). The increase is mainly due to the increase in installation and delivery charges by \$0.2 million to \$0.7 million in HY2023 (HY2022: \$0.5 million). Additionally, there is an increase in advertising & promotion expense by \$0.1 million to \$0.4 million in HY2023 to build awareness and promote our brands (HY2022: \$0.3 million).

**F. Other information required by Listing Rule Appendix 7C (cont'd)**

**2. Review of performance of the Group (cont'd)**

**Review of Condensed Interim Consolidated Statement of Comprehensive Income (cont'd)**

**Administrative expenses**

Administrative expenses increased slightly by 0.8% to \$3.6 million in HY2023 (HY2022: \$3.6 million). This slight increase was a result of efforts to contain expenses.

**Finance expenses**

Finance expenses increased by 28.5% to \$1.0 million in HY2023 (HY2022: \$0.8 million). The increase is mainly due to the increase in amortised interest on non-current payables by \$0.2 million to \$0.9 million in HY2023 (HY2022: \$0.7 million).

**Share of profit of associated company**

Share of profit of associated company increased by 57.2% to \$1.6 million in HY2023 (HY2022: \$1.0 million). The increase is mainly due to the increase in share of profit of an associated company as a result of higher profit contributed in HY2023 as compared HY2022 arising from a gain in the fair value of other investments.

**Income tax expense and profit attributable to equity holders of the Company**

Tax expense increased by 658.6% to \$220,000 in HY2023 (HY2022: \$29,000). The increase is mainly due to an over-provision of current income tax in prior financial years in HY2022, which amounted to \$158,000, while there is no such over-provision in HY2023.

**Review of Consolidated Interim Statements of Financial Position**

**Cash and cash equivalents**

Cash and cash equivalents decreased by 16.4% to \$3.0 million in HY2023 (HY2022: \$3.6 million) mainly due to cash generated from operating activities of \$0.2 million offset against cash used in financing activities of \$0.8 million.

**Trade and other receivables**

Trade and other receivables increased by 24.4% to \$4.7 million in HY2023 (HY2022: \$3.8 million) which is in line with the increase in revenue. The increase is mainly due to higher project sales in HY2023 which generally has longer credit terms.

**Inventories**

Inventories increased by 0.2% to \$6.2 million in HY2023 (HY2022: \$6.2 million). There is no significant change in inventories.

**Development properties**

Development properties comprises of residential and commercial properties in Malaysia, and they are classified as non-current assets as the Group do not expect to realise the assets within the normal operating cycle from the reporting period. Development properties decreased by 2.6% to \$50.9 million in HY2023 (HY2022: \$52.2 million), mainly due to the foreign currency translation loss arising from the depreciation of Malaysian Ringgit against Singapore dollar during the financial period.

**F. Other information required by Listing Rule Appendix 7C (cont'd)**

**2. Review of performance of the Group (cont'd)**

**Review of Consolidated Interim Statements of Financial Position (cont'd)**

**Investments in associated company**

Investments in associated company increased by 5.2% to \$18.1 million in HY2023 (HY2022: \$17.2 million), due to share of profit of \$1.6 million less loss on foreign translation reserve of \$0.7 million arising from the depreciation of Malaysian Ringgit against Singapore dollar during the financial period.

**Investment in a joint venture company**

Investment in a joint venture company decreased by 3.2% to \$3.2 million in HY2023 (HY2022: \$3.3 million). The decrease is mainly due to the foreign currency translation loss arising from the depreciation of Malaysian Ringgit against Singapore dollar as of reporting date for loan to joint venture company classified under cost of investment.

**Property, plant and equipment**

Property, plant and equipment decreased by 4.6% to \$9.6 million in HY2023 (HY2022: \$10.0 million), mainly due to the addition of property, plant and equipment of \$24,000 offset against depreciation charges of \$0.4 million during the financial period.

**Trade and other payables, current**

Trade and other payables increased by 3.6% to \$5.5 million in HY2023 (HY2022: \$5.3 million) mainly due to an increase in bills payable by \$0.3 million to \$1.5 million (HY2022: \$1.2 million).

**Borrowings**

Borrowings decreased by 16.2% to \$1.7 million in HY2023 (HY2022: \$2.1 million) mainly due to repayments of borrowings amounting to \$0.3 million.

**Lease liability and deferred income tax liabilities**

Lease liability and deferred income tax liabilities arise due to the adoption of SFRS(I) 16 *Leases* for the Group's non-cancellable operating lease with JTC group. The decreased of lease liability and deferred income tax liabilities arise from the repayment of the lease during the financial year.

**Other payables, non-current**

Other payables comprise of non-trade payables to related parties. Other payables decreased by 2.6% to \$27.6 million in HY2023 (HY2022: \$28.3 million) mainly due to the gain on currency translation arising from the depreciation of Malaysian Ringgit against Singapore dollar that result in the decrease of other payable amounted to \$0.7 million.

**Non-controlling interests**

Non-controlling interests increased due to share of net loss recorded in foreign subsidiary corporations.



**F. Other information required by Listing Rule Appendix 7C (cont'd)**

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

No forecast or prospect statement was made previously in respect of the results for HY2023.

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

The Group remains cautious and expects the operating environment to be challenging. We face challenges such as increase in interest rates, volatility in exchange rates, disruption to the supply chain, and staff attraction and retention.

The Group will continue to increase awareness of our brands and products, expand our product range, build new brands, and expand into new markets.

Under the Group's property segment, the development of our property in Johor will remain on-hold until there is an improvement in the property market in Malaysia.

**5. Dividend**

**5a. Current Financial Period Reported on**

Any dividend declared/recommended for the current financial period reported?

No ordinary dividend has been declared/recommended for the current period.

**5b. Corresponding Period of the Immediately Preceding Financial Year  
Any dividend declared for the corresponding period of the immediately preceding financial year?**

Not applicable.

**5c. Date payable**

Not applicable.

**5d. Books closure date**

Not applicable.

**F. Other information required by Listing Rule Appendix 7C (cont'd)**

**6. Interested person transactions**

The Group does not have a general mandate from shareholders for Interested Person Transactions pursuant to Rule 920(1)(a)(ii) of the Listing Manual of the SGXST.

Interested Person Transaction, as defined in Chapter 9 of the Listing Manual of the SGX-ST, entered into by the Group or by the Company during the period ended 31 March 2023 is as follows:

Name and Nature of Interested Person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted during the financial year under review under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)
	\$'000	\$'000
Rental income received from Multicable Manufacturing (S) Pte Ltd, a company owned by CEO cum executive director	251	-
Purchase of home appliances from Arda (Zhejiang) Electric Co Ltd, a company owned by a non-executive non-independent director	215	-

**7. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)**

The Company hereby confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

**8. Negative confirmation pursuant to Rule 705(5) of the Listing Manual**

**CONFIRMATION BY THE BOARD**

The Board of Directors hereby confirm that, to the best of its knowledge, nothing has come to its attention which may render the unaudited financial results of the Group for HY2023 to be false or misleading in any material aspect.

**BY ORDER OF THE BOARD**

**Lim Soo Kong @ Lim Soo Chong**  
 Director and Chief Executive Officer  
 10 May 2023