

MISSION



Sri Iskandar's terrace houses in progress

GRP IS COMMITTED TO ENHANCING GROUP PERFORMANCE AND DELIVERING SHAREHOLDER VALUE.

MOVING FORWARD, WE WILL LEVERAGE ON OUR STRENGTHS TO SHARPEN OUR COMPETITIVE EDGE, REINFORCE OUR PRESENCE IN EXISTING MARKETS, EXTEND OUR REACH TO PENETRATE NEW MARKETS AND TO DEVELOP AND GROW THE PROPERTY DEVELOPMENT AND FINANCIAL SOLUTIONS BUSINESS.

CORPORATE PROFILE

HEADQUARTERED IN SINGAPORE AND LISTED ON THE MAINBOARD OF THE SINGAPORE EXCHANGE, GRP LIMITED COMPRISES A RANGE OF BUSINESSES, THE MAIN ACTIVITIES OF WHICH ARE PRIMARILY CATEGORISED AS:

1. PROPERTY DEVELOPMENT

2. HOSE AND MARINE

3. MEASURING INSTRUMENTS / METROLOGY

4. FINANCIAL SOLUTIONS BUSINESS

Property Development

In October 2013, the Group obtained shareholders' approval to include property development as one of its core businesses. With this mandate, the Group commenced the pursuit of opportunities to acquire and develop property projects in the region. Today, the Group is a regional property company with operations in the geographical markets of Singapore, China and Malaysia.

Through its 83.17%-owned indirect subsidiary, Starland Holdings Limited, listed on Singapore's Catalist Board, the Group most recently completed its largest development of total Gross Floor Area 105,350 sqm at Singapore Garden in Fuling, Chongqing, the People's Republic of China.

The Group's focus is on building residential developments and is committed to delivering good quality homes to all buyers. Going forward, the Group will continue to expand its property business with a focus on becoming a premium developer for affordable homes in Malaysia.

Hose and Marine

Operating from the factory in Singapore, the Hose and Marine business has been serving the onshore, offshore, marine, pharmaceutical and petrochemical markets for over 30 years. From the trading of industrial rubber hoses and other marine-related products in the early days, this business has evolved and expanded to include engineering works and hose management services such as the design and manufacture of hose fittings and couplings. The in-house engineering setup is able to provide a complete suite of engineering services including customization of fittings and couplings, assembly, testing and certification as well as hose repair.

In addition, another competitive edge is the comprehensive range of hoses and fittings stocked that enables GRP to cater to the diverse and immediate needs of customers within a very short turnaround time. GRP is the master distributor for major brands like Dunlop, Goodyear, Elaflex, Todo-matic Dry-Break coupling, and other quality products that

CORPORATE PROFILE

are widely used by major offshore exploration, pharmaceutical and petrochemical companies.

Over the years, GRP has diversified into oilfield supplies in order to expand the market share for the hose business as well as to cater to the growing needs of its customers.

Measuring Instruments / Metrology

The Measuring Instruments and Metrology division, trading under Region Suppliers, has an established track record in the trading and distribution of precision measuring instruments and equipment. Based in Singapore and with four branch offices in Malaysia, it maintains a cost effective network and has been distributing several internationally renowned brands within the precision measuring instruments sector for over 30 years.

To further enhance support for the distribution channel, the Technical Support Department (“TSD”) was also setup to provide value added services to the customers.

Leveraging on the extensive range of measuring products carried, the business is able to market measuring products to a wide range of industries including machine makers, biomedical, oil and gas, institutional, laboratory as well as electronic OEM.

Financial Solutions Business

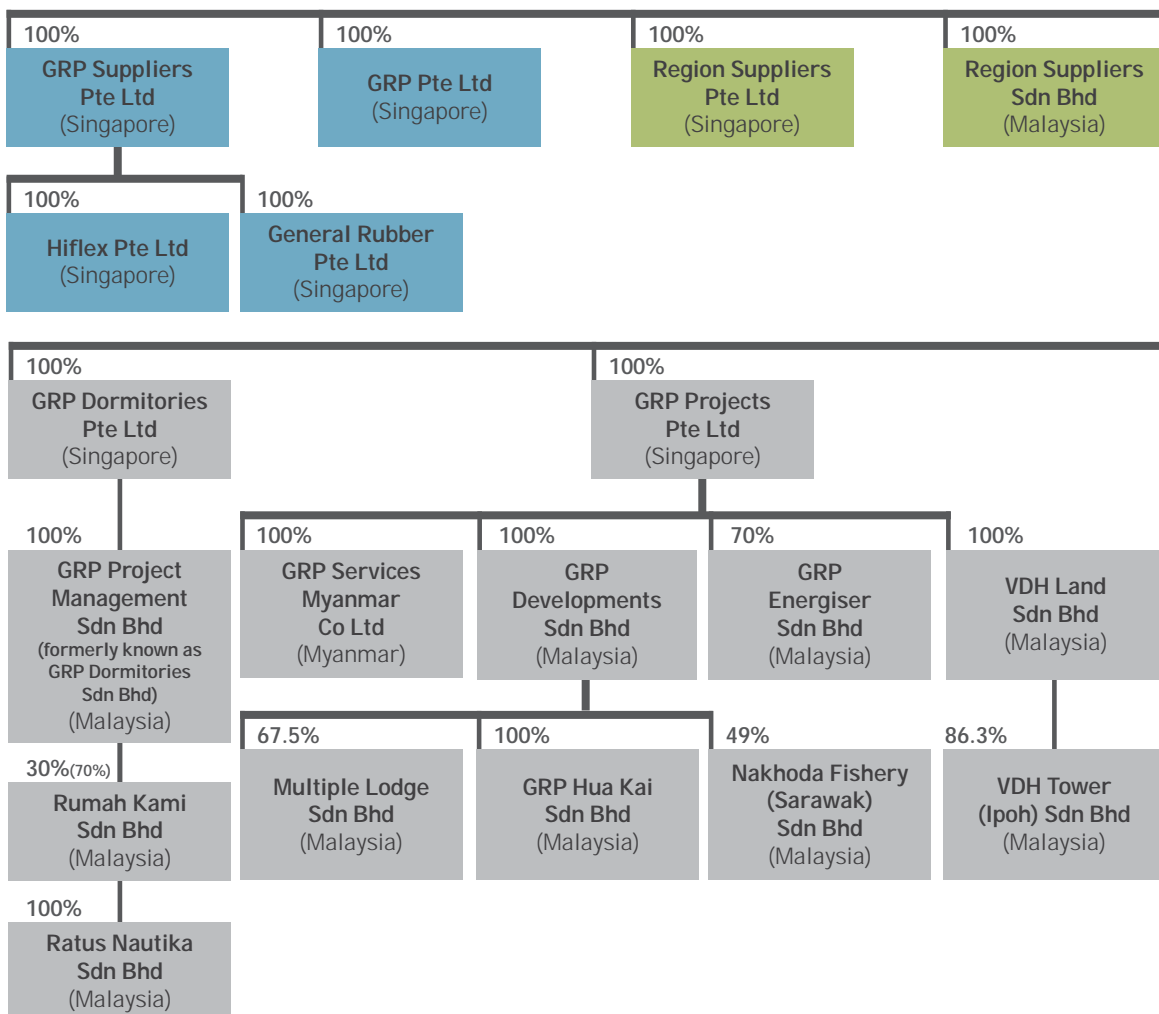
In October 2019, Starland Holdings Limited (“Starland”) obtained shareholders’ approval to diversify into Financial Solutions Business. With this mandate, Starland exercised the option to convert RM1,960,032 (approximately \$653,344) of the debt securities for 51% interest in the enlarged share capital of Luminor Capital (Malaysia) Sdn Bhd (“Luminor Malaysia”) on 4 February 2020.

Luminor Malaysia is a financial services holding company incorporated in Malaysia. The Luminor Malaysia Group of Companies have following licenses and rights:

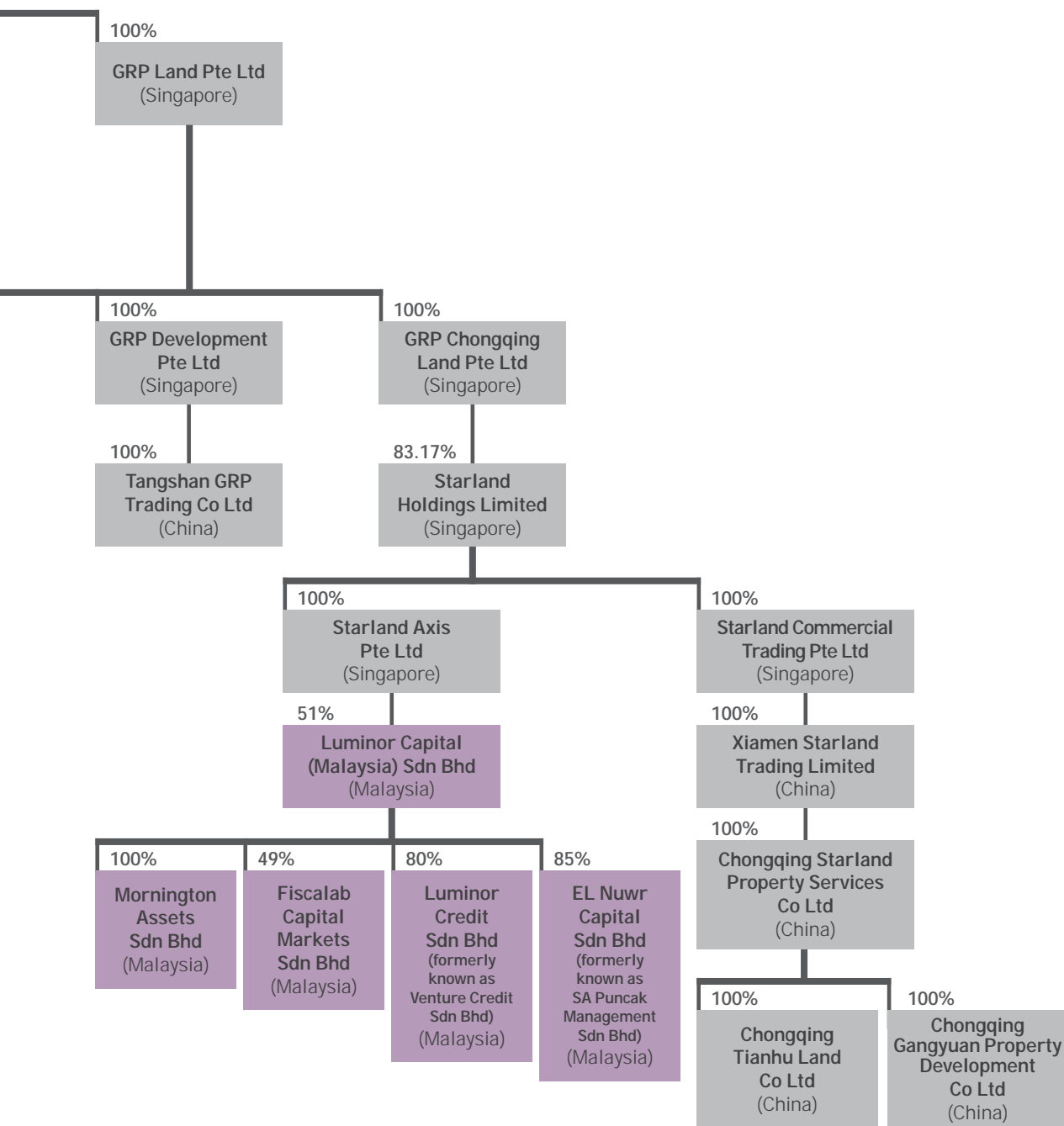
- 1) license issued under MoneyLenders Act 1951 by the Malaysia Ministry of Housing and Local Government.
- 2) license issued under the Malaysia Capital Markets and Services Act 2007 by the Securities Commission Malaysia
- 3) Rights granted under the Banking and Financial Institutions Act 1989 by Bank Negara Malaysia
- 4) Approval to operate factoring business granted by Ministry of Finance Malaysia

CORPORATE STRUCTURE

GRP LIMITED



- Property
- Hose and Marine
- Measuring Instruments
- Financial Solutions



MESSAGE TO SHAREHOLDERS

Dear Shareholders,

On behalf of the Board of Directors of GRP Limited (the "Group"), I am pleased to present to you the Annual Report of the Group for the financial year ended 30 June 2020 ("FY2020").

Year In Review

FY2020 was a very challenging year. The COVID-19 outbreak was declared a pandemic by the World Health Organization in March 2020. As a result of this pandemic, Singapore implemented the Circuit Breaker, Malaysia implemented the Conditional Movement Control Order (the "CMCO") and China had a lockdown in FY2020. In June 2020, we noted that the Group's RMB bank accounts in China, maintained with Bank of China and the Industrial and Commercial Bank of China were frozen.

Nonetheless, there were several highlights of FY2020, with the first being the acquisition of Luminor Capital (Malaysia) Sdn Bhd ("**Luminor Malaysia**") via the Group's indirectly-owned subsidiary, Starland Holdings Limited, allowing the Group to enter into the Financial Solutions Business. In addition, the Group, through its indirectly-owned associate, Ratus Nautika Sdn Bhd ("**Ratus**"), was appointed as the developer to develop the Group's first affordable housing project (the "**Project**") in Sri Iskandar, Mukim Bota, Perak Tengah District by Lembaga Perumahan Dan Hartanah, Perak ("**LPHP**").

For the year under review, the revenue for the Group was \$18.4 million and is 42.6% lower than the revenue of \$32.1 million for FY2019. The decreased performance was mainly due to lower revenue from Property and Measuring Instrument segments. The details of the Group's four business segments are as follows:

1. Property

Revenue from the Property segment was \$3.2 million, a decrease of \$12.0 million in FY2020

as compared to FY2019. The Property segment sold 8 residential units and 62 car park lots in Chongqing, People's Republic of China ("**PRC**") and no sales were recorded in Singapore during the year ended 30 June 2020, compared to sale of 1 unit of semi-detached house in Singapore and sale of 26 residential units, 7 shop units and 43 car park lots in Chongqing, PRC in FY2019.

2. Measuring Instruments / Metrology

Revenue for Measuring Instrument segment was \$12.4 million, a decrease of \$1.8 million in FY2020 vis-à-vis FY2019. This decrease was largely due to reduction in capital spending by manufacturing customers.

3. Hose and Marine

Revenue for the Hose and Marine business remained consistent at \$2.7 million.

4. Financial Solutions

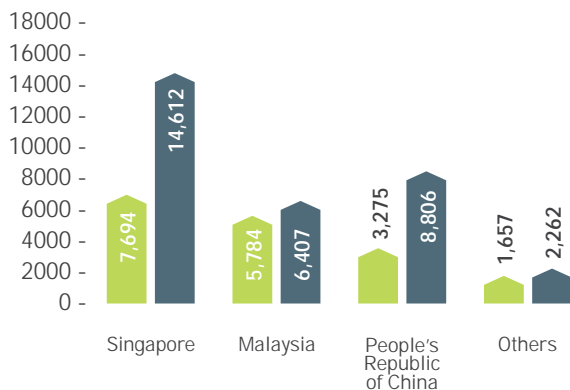
The newly acquired Financial Solutions segment generated \$0.1 million revenue in FY2020.

In terms of revenue by geography, the highest percentage of revenue was generated in Singapore for FY2020 at \$7.7 million (42% of total revenue), a decrease from \$14.6 million (46% of total revenue) in FY2019. The next highest percentage of revenue was generated in PRC at \$3.3 million (18% of total revenue), a decrease from FY2019 at \$8.8 million (27% of total revenue).

In FY2020 the Group incurred a net loss of \$5.1 million, as compared to a net loss of \$4.7 million in FY2019. Included in FY2020 was a \$2.5 million impairment allowance on financial assets at fair value through profit or loss, being the investment in Redeemable Convertible Preference Shares ("**RCPS**") issued by Energiser Enterprise Sdn Bhd ("**EESB**"), a \$0.4 million impairment of goodwill arising from the acquisition of Luminor Malaysia and \$0.1 million impairment loss on development properties.

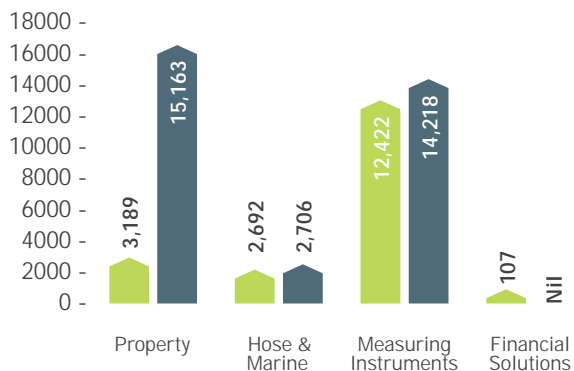
GROUP REVENUE

By Geographical Markets (\$'000)



GROUP REVENUE

By Business Segments (\$'000)



Group Revenue FY 2020 \$18,410

Group Revenue FY 2019 \$32,087

As announced by the Company on 30 June 2020, the RCPS were due for redemption on 30 April 2020. The Company together with the other RCPS subscribers have entered into restructuring agreements with EESB to recover the outstanding amount. However, in view of the continuous weak global economic condition, the Company had made a full \$2.5 million impairment allowance on this RCPS investment as at 30 June 2020. Despite the impairment allowance, the Company will continue to work on recovering the RCPS investment.

The Group acquired Luminor Malaysia in February 2020. The acquisition enables the Group to venture into Financial Solutions Business and a premium of \$0.4 million was included in the acquisition price. Unfortunately, shortly after the acquisition, we encountered the COVID-19 pandemic, as such, Luminor Malaysia's Financial Solutions Business for which face-to-face discussion with business partners, government agencies, customers and potential customers is essential, was impacted.

In view of this, the Group has written off the \$0.4 million goodwill arising from the acquisition in FY2020.

As at 30 June 2020, the Group had cash and bank balances of \$44.0 million. Included in this amount is \$5.4 million bank balances that have been frozen by Bank of China and Industrial and Commercial Bank in China. The cash and bank balance were \$12.6 million lower than the balance at 30 June 2019. The decrease was largely due to \$4.8 million net cash used in operating activities, \$7.3 million net cash used in investing activities and \$3.9 million net cash used in financing activities.

Loan receivable of \$2.8 million as at 30 June 2020 related to loans granted by the newly acquired Financial Solutions segment to third party customers in Malaysia.

Other receivables increased from \$1.4 million as at 30 June 2019 to \$5.4 million as at 30 June 2020. The increase is largely due to

MESSAGE TO SHAREHOLDERS

reclassification of \$3.9 million (RMB20 million) receivable from People's Government of Kaiping District, Tangshan City, PRC, pertaining to the repossession of the development property in Tangshan City, PRC. The total repossession value was RMB63.8 million and the Group received RMB43.8 million in December 2018, with the balance of RMB20 million to be received no later than 31 December 2020.

The Group's loss per share for FY2020 was 2.56 cents compared with a loss of 2.45 cents for FY2019. Our net asset value per share for FY2020 was 32.50 cents compared to 35.25 cents in FY2019.

Looking Ahead

The Group is prioritising efforts towards the resolution of the matters relating to the frozen bank accounts in China. Per the Group's announcement on 24 November 2020, the Officer in-charge of the cases in Yan Ta police station, Shanxi Province Xi'an City, People's Republic of China ("PRC") has verbally informed the Group that the bank accounts have been "unfrozen". The investigation is still ongoing and Management intends to co-operate fully with the OIC to resolve the matter expeditiously.

Meanwhile, the Group will continue to focus on executing its strategy to expand its property development business. The Project awarded by LPHP, which comprises 1,039 terrace houses and 28 commercial shop lots, is the first mass affordable housing project that the Group is undertaking. The Group has started works on

the first sub-divided plot of 18 terrace houses for the showroom and is targeting to launch sales for its Phase 1 of 465 terrace houses in the second quarter of 2021.

With Starland's acquisition of a controlling stake of Luminor Malaysia on 4 February 2020, the Group has entered into the Financial Solutions business as a Non-Bank Financial Institution. Despite the ongoing COVID-19 pandemic in Malaysia, we witnessed good progress after launching our Invoice Factoring products with encouraging results when Malaysia shifted from CMCO to the Recovery Movement Control Order ("RMCO") in June. The Group is determined to grow this business segment in the coming years, focusing on the Small and Medium Enterprises ("SMEs") Financing and Consumer Lending products, where the market is underserved.

In Appreciation

On behalf of the Board of Directors of GRP Limited, I would like to take this opportunity to thank all our customers, suppliers, business associates and shareholders for their continued support. In addition, I wish to acknowledge our appreciation to the management team and all our employees for their hard work and dedication as we work towards laying a strong foundation for the Group's growth in the years to come.

Mr Teo Tong How
Chairman

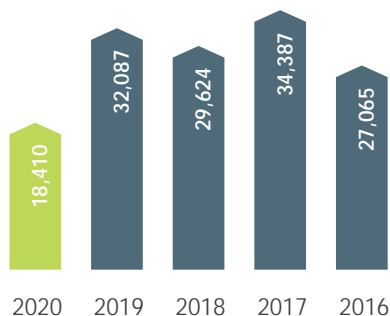
GROUP FINANCIAL HIGHLIGHTS

Financial Year ended 30 June \$'000	2020	2019	2018
FOR THE YEAR			
Revenue	18,410	32,087	29,624
(Loss)/Profit Before Tax	(4,729)	(4,123)	910
(Loss)/Profit After Tax	(5,080)	(4,706)	1,323
AT YEAR END			
Total Tangible Assets	85,864	94,097	109,862
Total Cash and Bank	44,000*	56,626	49,776
Shareholders' Funds	58,657	67,687	76,095
Total Loans and Borrowings	-	900	5,160

Note: *Included in the FY2020 total Cash and Bank balance is \$5.4 million bank balances frozen by the banks in China.

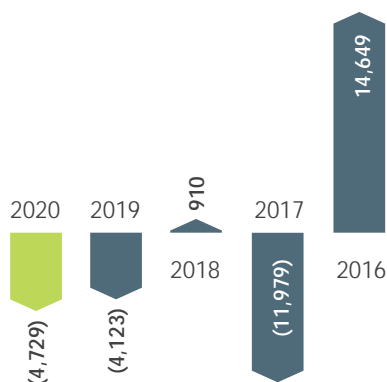
TURNOVER

(\$'000)



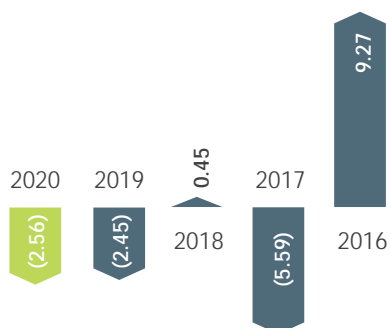
PROFIT BEFORE TAX

(\$'000)



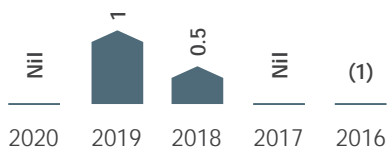
EARNINGS PER SHARE

(Cents)



DIVIDENDS PER SHARE

(Cents)



Note (1): For FY2016 dividend in-specie of 0.17 Starland share for each share held.

BOARD OF DIRECTORS



1

Mr Teo Tong How, 77
Independent
Non-Executive Director
and Chairman

Mr Teo Tong How was appointed as an Independent Director on 4 July 2014. Mr Teo is the Chairman of the Board of Directors.

Mr Teo is the Managing Director of Hong How Group of Companies and Director of Tong Eng Brothers Group. The businesses of these companies range from property development and investment holding in sectors such as commercial, residential, industrial and hospitality in Singapore, Malaysia, Australia, US, UK, Spain and Sweden.

Mr Teo is presently the Honorary Chairman of the Securities Investors Association (Singapore). From 2000 to 2001, he was the World President (Singapore) of the International Real Estate Federation (FIABCI). From 1998 to 1999, he was the President of the Real Estate Developers Association of Singapore. As a renowned figure in the real estate industry, he brings to the Board his deep network and a wealth of experience. Mr Teo graduated from University of Melbourne, Australia with a Bachelor of Architecture (Hons) Degree.

2

Mr Kwan Chee Seng, 62
Executive Director

Mr Kwan Chee Seng was appointed as an Executive Director on 1 March 2013 and is responsible for the Group's business development. Mr Kwan is a member of the Nominating Committee.

Mr Kwan has extensive experience in management and investment, particularly in the area of Mergers and Acquisitions (M&A). Besides being the Chairman of Van der Horst Holdings Pte Ltd, his investment holding company, Mr Kwan has been a substantial shareholder of ASX-listed Variscan Mines Ltd since 2008. Mr Kwan is also a Non-Executive Director of Starland Holdings Limited, a 83.17% indirect-owned subsidiary of GRP Limited.

In 2009, Mr Kwan began his fund management business with Luminor Capital Pte Ltd, a manager of private equity funds, as a founding director. Thus, he brings to the Board a unique set of skills with an M&A angle.

3

Ms Kwan Yu Wen, 29
Executive Director

Ms Kwan Yu Wen was appointed as Executive Director on 13 February 2019 and is responsible for the Group's business development.

Ms Kwan was the Assistant Director, Operations and Business Development of Luminor Capital Pte Ltd from January 2017 to February 2019. She was also the Consultant of GRP Limited from January 2017 to February 2019.

Ms Kwan graduated from the Singapore Management University with a Bachelor of Science (Economics) degree in 2015.

Ms Kwan is the daughter of Mr Kwan Chee Seng, Executive Director and Substantial Shareholder of GRP Limited.

4

Mr Mahtani Bhagwandas, 53
Independent
Non-Executive Director

Mr Mahtani Bhagwandas was appointed as an Independent Director on 1 June 2013. Mr Bhagwandas is the Chairman of the Nominating and Risk Management Committee and a member of the Audit and Remuneration Committee.

Mr Bhagwandas has been practicing as an advocate and solicitor of the Supreme Court of Singapore since 1993 and is currently a Partner of Legal Standard LLP, a law firm in Singapore.

Mr Bhagwandas graduated from National University of Singapore with a Bachelor of Laws (Hons) degree in 1992.

5

Mr Goh Lik Kok, 58
Independent
Non-Executive Director

Mr Goh Lik Kok was appointed as an Independent Director on 6 November 2012. Mr Goh is the Chairman of the Audit Committee and is a member of the Nominating, Remuneration and Risk Management Committee.

Mr Goh has over 20 years of experience in engineering services and had held various senior management positions in Singapore Technologies Engineering Group. Mr Goh had also served in various engineering academic advisory and skill qualification technical committee. He is now the service consultant to NIPSEA Management Company Pte Ltd.

Mr Goh holds a degree in Bachelor of Mechanical Engineering (Hons) from National University of Singapore and a pioneer Post-Graduate Diploma in Automation, sponsored by Singapore Economic Development Board.

6

Mr Peter Moe, 66
Independent
Non-Executive Director

Mr Peter Moe was appointed as an Independent Director on 1 September 2013. Mr Moe is the Chairman of the Remuneration Committee and a member of the Audit, Nominating and Risk Management Committee.

Mr Moe has been a practicing lawyer in Singapore since 1983 and is currently a Director of Optimus Chambers LLC.

Mr Moe graduated from University of Kent, Canterbury, United Kingdom with a Bachelor of Laws degree in 1976.

KEY MANAGEMENT

Mr Kantilal Champaklal *Chief Financial Officer*

Mr Kantilal Champaklal was appointed as Chief Financial Officer of GRP Limited in 2013. Mr Champaklal has more than 30 years of experience in Financial Management and Business evaluation. His previous employer was the Van der Horst group, whom he joined in March 2002.

Mr Champaklal graduated from the University of Singapore with a Bachelor degree in Accountancy and is a member of the Institute of Singapore Chartered Accountants.

He has held senior finance and management positions with large US and European MNCs, active in engineering and offshore construction. His former employers include a Big-4 audit firm, and he has had various assignments in Indonesia and Philippines.

A former national sportsman, he was from 2005 to 2012, an Executive Committee member of the Singapore Cricket Association, a national sports body.

Mr Kelvin Kwan Chee Hong *General Manager, Property*

Mr Kelvin Kwan Chee Hong was appointed as General Manager of Starland Holdings Limited in 2016. Prior to this, Mr Kwan was the General Manager of the Property Division of GRP Limited since 2014. Mr Kwan was the Investment Director of Van der Horst Holding Pte Ltd before joining GRP Limited.

Mr Kwan was the Assistant General Manager of GKE International Ltd from 2008 to 2012. He has more than 30 years of manufacturing and sales experiences.

Mr Kwan holds a Full Technology Certificate in Electricity from City & Guild of London Institute and a Masters degree in Business Administration from Henley Brunel University.

Mr Khoo Fredrick Christopher Junior *General Manager, Hose & Marine*

Mr Khoo Fredrick Christopher Junior was appointed as the General Manager of GRP Pte Ltd on 1 October 2018. Mr Khoo's responsibilities include the management of the Group's Hose and Marine business, particularly in the areas of sales and marketing. Mr Khoo was with GRP Pte Ltd from 1998 to 2013. He rejoined the Group in 2016 as an Assistant Sales Manager. Mr Khoo has over 20 years of experience in the sales and marketing of industrial products catering to the oil and marine industry.

Mr Khoo holds a Diploma in Business Administration.

Ms Lim Siok Lin *General Manager, Measuring Instruments*

Ms Lim Siok Lin was appointed as General Manager of Region Suppliers Pte Ltd. Ms Lim has more than 25 years of experience in accounting and previously served as the Finance Manager of GRP Limited. She subsequently joined Sun Microsystems Pte Ltd, as a Finance Analyst but returned to the Group in 2004 as General Manager of Region Suppliers Pte Ltd.

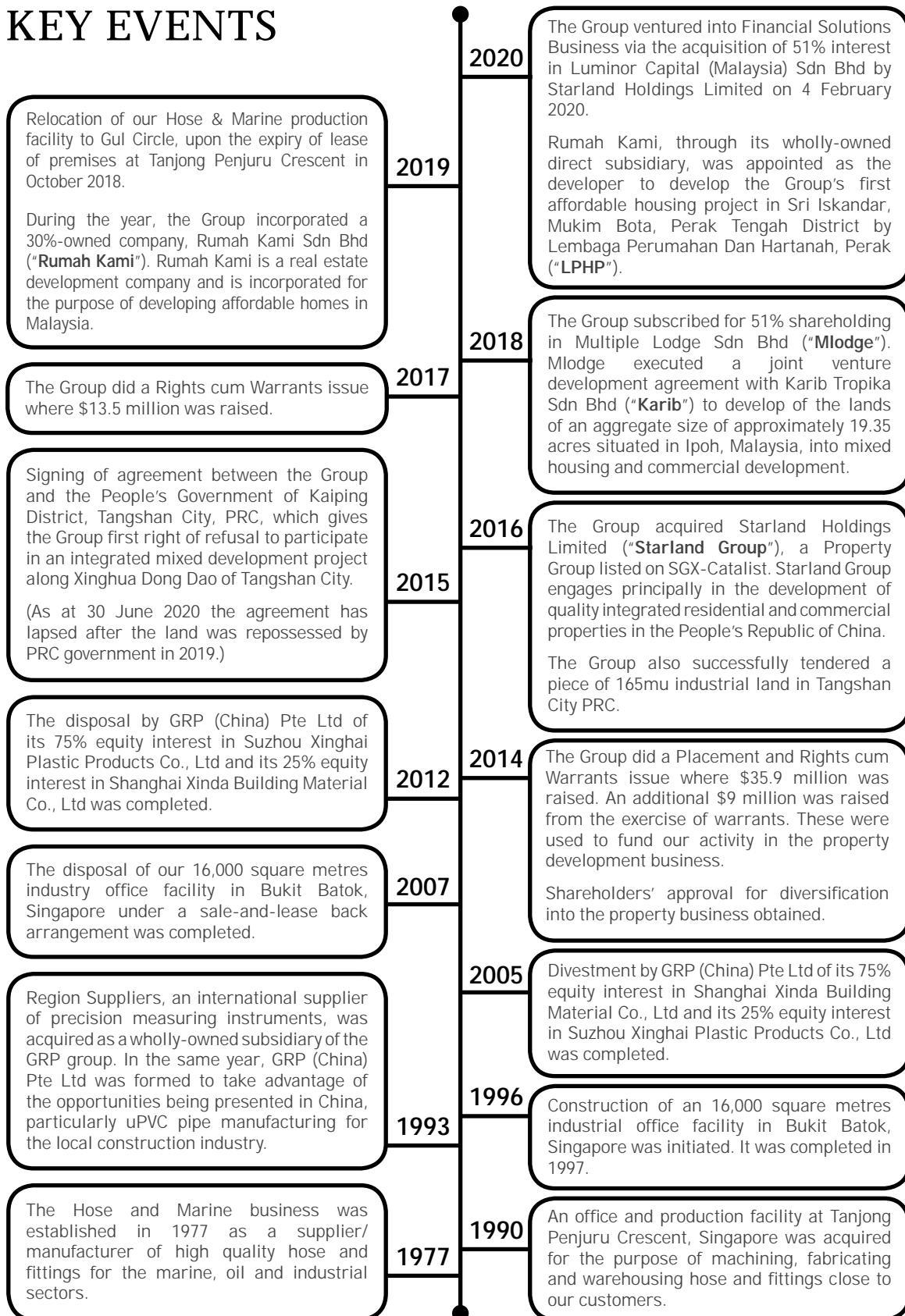
Ms Lim holds a Diploma in Finance and Management from Productivity and Standards Board, Singapore.

Ms Peng Peck Yen *Financial Controller*

Ms Peng Peck Yen was appointed as Financial Controller of GRP Limited in 2013. She has more than 20 years of experience in accounts and finance.

Ms Peng holds a degree in Bachelor of Accountancy (Hons) from Nanyang Technological University of Singapore and is a member of the Institute of Singapore Chartered Accountants.

KEY EVENTS



CORPORATE INFORMATION

Board of Directors

Mr Teo Tong How

Chairman, Independent
Non-Executive Director

Mr Kwan Chee Seng

Executive Director

Ms Kwan Yu Wen

Executive Director

Mr Goh Lik Kok

Independent Non-Executive Director

Mr Mahtani Bhagwandas

Independent Non-Executive Director

Mr Peter Moe

Independent Non-Executive Director

Company Secretary

Ms Belinda Low Chou Yen

Registered Office

8 Marina Boulevard #13-02
Marina Bay Financial Centre
Tower 1, Singapore 018981
Tel: 6636 6056
Fax: 6509 8455

Share Registrar

Tricor Barbinder Share
Registration Services
80 Robinson Road
#02-00
Singapore 068898

Auditors*

Deloitte & Touche LLP
6 Shenton Way
OUE Downtown 2
#33-00
Singapore 068809
Tel : 6224 8288
Fax: 6538 6166

Audit Partner

Mr Haridas Kanagasabai
(Appointed with effect from
the financial year ended
30 June 2020)

Principal Banker

DBS Bank Ltd

Investor Relations

investor@grp.com.sg

*Deloitte & Touche LLP will not be seeking re-appointment at the forthcoming Annual General meeting.