

GRP LIMITED



Company No.197701449C

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**Financial Statement And Dividend Announcement For Six-Month  
Financial Period ended 31 December 2023**

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GRP LIMITED

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE SIX-MONTH FINANCIAL PERIOD ENDED 31 DECEMBER 2023

	Note	GROUP			GROUP		
		\$'000		Increase/ (decrease)	\$'000		% Increase/ (decrease)
		3 months ended			6 months ended		
		2Q FY2024	2Q FY2023	31/12/2023	31/12/2022		
Revenue		6,277	4,271	47.0	12,492	10,076	24.0
Cost of sales		(4,963)	(2,842)	74.6	(9,401)	(6,924)	35.8
<b>Gross profit</b>		<b>1,314</b>	<b>1,429</b>	(8.0)	<b>3,091</b>	<b>3,152</b>	(1.9)
Other operating income		97	187	(48.1)	240	356	(32.6)
Distribution costs		(509)	(526)	(3.2)	(944)	(974)	(3.1)
Administrative expenses		(1,488)	(1,950)	(23.7)	(2,865)	(3,257)	(12.0)
Finance costs		(11)	(13)	(15.4)	(26)	(28)	(7.1)
Share of result of associates		1	(1)	-	-	(1)	(100.0)
<b>Profit/(loss) before income tax expense</b>	18	<b>(596)</b>	<b>(874)</b>	(31.8)	<b>(504)</b>	<b>(752)</b>	(33.0)
Income tax expense	19	(112)	(92)	21.7	(226)	(201)	12.4
<b>Profit/(loss) from continuing operations, net of tax</b>		<b>(708)</b>	<b>(966)</b>	(26.7)	<b>(730)</b>	<b>(953)</b>	(23.4)
<b>Other comprehensive loss, net of tax:</b>							
<i>Items that may be reclassified subsequently to profit or loss -</i>							
Exchange differences on translation of foreign operations		(66)	(361)	(81.7)	(48)	(732)	(93.4)
<b>Other comprehensive income/(loss) for the year, net of tax</b>		<b>(66)</b>	<b>(361)</b>	(81.7)	<b>(48)</b>	<b>(732)</b>	(93.4)
<b>Total comprehensive loss for the year</b>		<b>(774)</b>	<b>(1,327)</b>	(41.7)	<b>(778)</b>	<b>(1,685)</b>	(53.8)
<b>Profit/(Loss) attributable to:</b>							
Owners of the company		(600)	(709)	(15.4)	(605)	(669)	(9.6)
Non-controlling interest		(108)	(257)	(58.0)	(125)	(284)	(56.0)
		<b>(708)</b>	<b>(966)</b>	(26.7)	<b>(730)</b>	<b>(953)</b>	(23.4)
<b>Total comprehensive profit/(loss) attributable to:</b>							
Owners of the company		(666)	(1,070)	(37.8)	(653)	(1,401)	(53.4)
Non-controlling interests		(108)	(257)	(58.0)	(125)	(284)	(56.0)
		<b>(774)</b>	<b>(1,327)</b>	(41.7)	<b>(778)</b>	<b>(1,685)</b>	(53.8)
<b>Profit/(Loss) per share attributable to owners of the company (cents):</b>							
Basic and diluted	22	(0.33)	(0.39)	(15.4)	(0.34)	(0.37)	(9.6)

\* NM - not meaningful

CONDENSED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2023

	Note	GROUP		COMPANY	
		\$'000		\$'000	
		31/12/2023	30/06/2023	31/12/2023	30/06/2023
<b>ASSETS</b>					
<b>Current assets</b>					
Cash and bank balances		16,487	18,909	8,754	11,230
Trade receivables	6	3,152	2,720	1,111	1,110
Other receivables & prepayments	7	881	1,014	17,097	15,820
Financial assets at fair value through profit or loss		14	19	-	-
Contract asset		3,966	1,972	-	-
Inventories	8	4,857	4,752	-	-
Development properties	9	3,269	3,304	-	-
Development property expenditure	10	9,127	9,712	-	-
Income tax recoverable		66	66	-	-
<b>Total current assets</b>		<b>41,819</b>	<b>42,468</b>	<b>26,962</b>	<b>28,160</b>
<b>Non-current assets</b>					
Other receivables	7	-	-	-	-
Investment in subsidiaries		-	-	4,776	4,776
Associates		4	4	-	-
Deferred tax assets		95	96	-	-
Intangible asset		29	30	23	24
Right-of-use assets	11	914	459	465	161
Property, plant and equipment	12	730	582	281	79
<b>Total non-current assets</b>		<b>1,772</b>	<b>1,171</b>	<b>5,545</b>	<b>5,040</b>
<b>Total assets</b>		<b>43,591</b>	<b>43,639</b>	<b>32,507</b>	<b>33,200</b>
<b>LIABILITIES AND EQUITY</b>					
<b>Current liabilities</b>					
Bank loans	13	379	375	-	-
Trade payables	14	3,473	2,755	27	19
Lease liabilities	13	432	364	155	84
Other payables	15	2,499	2,944	951	870
Deferred consideration payable	10	2,546	2,478	-	-
Tax payable		433	327	-	-
<b>Total current liabilities</b>		<b>9,762</b>	<b>9,243</b>	<b>1,133</b>	<b>973</b>
<b>Non-current liabilities</b>					
Bank loans	13	386	576	-	-
Deferred tax liabilities		1	1	-	-
Lease liabilities	13	500	99	309	79
<b>Total non-current liabilities</b>		<b>887</b>	<b>676</b>	<b>309</b>	<b>79</b>
<b>Capital and reserves</b>					
Share capital	16	44,093	44,093	44,093	44,093
Treasury shares	17	(2,382)	(2,382)	(2,382)	(2,382)
Currency translation reserve		1,001	1,049	-	-
Accumulated losses		(9,425)	(8,820)	(10,646)	(9,563)
<b>Equity attributable to owners of the company</b>		<b>33,287</b>	<b>33,940</b>	<b>31,065</b>	<b>32,148</b>
Non-controlling interests		(345)	(220)	-	-
<b>Total equity</b>		<b>32,942</b>	<b>33,720</b>	<b>31,065</b>	<b>32,148</b>
<b>Total liabilities and equity</b>		<b>43,591</b>	<b>43,639</b>	<b>32,507</b>	<b>33,200</b>

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**

	The Group		The Group	
	\$'000		\$'000	
	3 months ended 31/12/2023	3 months ended 31/12/2022	6 months ended 31/12/2023	6 months ended 31/12/2022
<b>Operating activities:</b>				
Loss before income tax	(596)	(874)	(504)	(752)
<b>Adjustments for:</b>				
Depreciation and amortisation	43	46	79	91
Depreciation of right-of-use assets	128	119	267	222
Amortisation of intangible assets	1	-	1	-
Fair value loss on financial assets at fair value through profit or loss	2	12	5	12
Write off of development property expenditure	-	648	-	648
Interest income	(88)	(78)	(202)	(116)
Interest expenses	8	11	16	22
(Gain)/Loss on disposal of property, plant and equipment	11	-	11	-
Allowance for inventories	17	21	23	106
Write back of impairment loss for non-current advance payment recoverable from the PRC authority	(382)	-	(382)	-
Share of result of associates	-	1	-	1
<b>Operating cash flows before movements in working capital</b>	<b>(856)</b>	<b>(94)</b>	<b>(686)</b>	<b>234</b>
Trade receivables	430	99	(432)	(203)
Other receivables & prepayments	86	262	133	542
Non-current advance payment recoverable from the PRC authority	382	-	382	-
Contract asset	(1,217)	-	(1,994)	-
Inventories	(317)	(246)	(125)	(504)
Development property expenditure	616	(1,424)	515	(1,687)
Trade payables	453	369	718	485
Other payables	(425)	(736)	(448)	(838)
<b>Cash used in operating activities</b>	<b>(848)</b>	<b>(1,770)</b>	<b>(1,937)</b>	<b>(1,971)</b>
Income taxes paid	(73)	(43)	(119)	(87)
<b>Net cash used in operating activities</b>	<b>(921)</b>	<b>(1,813)</b>	<b>(2,056)</b>	<b>(2,058)</b>
<b>Investing activities:</b>				
Proceeds from disposal of property, plant and equipment	55	-	55	-
Purchase of property, plant and equipment	(277)	(16)	(295)	(17)
Receivable from associates	(1)	(1)	(1)	(1)
Interest received	88	78	202	116
<b>Net cash generated from investing activities</b>	<b>(135)</b>	<b>61</b>	<b>(39)</b>	<b>98</b>
<b>Financing activities:</b>				
Interest paid	(8)	(11)	(16)	(22)
Repayment of loan	(94)	(92)	(186)	(183)
Payment of lease liabilities	(129)	(120)	(253)	(225)
<b>Net cash used in financing activities</b>	<b>(231)</b>	<b>(223)</b>	<b>(455)</b>	<b>(430)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(1,287)</b>	<b>(1,975)</b>	<b>(2,550)</b>	<b>(2,390)</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>17,683</b>	<b>22,119</b>	<b>18,909</b>	<b>22,686</b>
<b>Effect of foreign exchange rate changes on the balance of cash held in foreign currencies</b>	<b>91</b>	<b>90</b>	<b>128</b>	<b>(62)</b>
<b>Cash and cash equivalents at end of period</b>	<b>16,487</b>	<b>20,234</b>	<b>16,487</b>	<b>20,234</b>

INTERIM CONDENSED STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023

Group	Share capital	Treasury Shares	Currency translation reserve	Accumulated losses	Attributable to equity holders of the company	Non-controlling interests	Total
\$'000							
<b>Latest Period</b>							
<b>Balance at 01/07/2023</b>	44,093	(2,382)	1,049 (48)	(8,820)	33,940 (653)	(220) (125)	33,720 (778)
<i>Total comprehensive income (loss) for the period:</i>	-	-	-	(605)	(605)	(125)	(730)
- Loss for the financial period	-	-	-	-	-	-	-
- Other comprehensive income (loss):	-	-	(48)	-	(48)	-	(48)
Currency translation differences on consolidation	-	-	(48)	-	(48)	-	(48)
<b>Balance at 31/12/2023</b>	<b>44,093</b>	<b>(2,382)</b>	<b>1,001</b>	<b>(9,425)</b>	<b>33,287</b>	<b>(345)</b>	<b>32,942</b>

Previous Corresponding Period	Share capital	Treasury Shares	Currency translation reserve	Accumulated losses	Attributable to equity holders of the company	Non-controlling interests	Total
<b>Balance at 01/07/2022</b>	44,093	(2,382)	1,986 (732)	(2,708)	40,989 (1,401)	29 (284)	41,018 (1,685)
<i>Total comprehensive income (loss) for the period:</i>	-	-	-	(669)	(669)	(284)	(953)
- Profit (Loss) for the financial period	-	-	-	(669)	(669)	(284)	(953)
- Other comprehensive loss:	-	-	(732)	-	(732)	-	(732)
Currency translation differences on consolidation	-	-	(732)	-	(732)	-	(732)
<b>Balance at 31/12/2022</b>	<b>44,093</b>	<b>(2,382)</b>	<b>1,254</b>	<b>(3,377)</b>	<b>39,588</b>	<b>(255)</b>	<b>39,333</b>

Company	Share capital	Treasury Shares	Accumulated losses	Total
\$'000				
<b>Latest Period</b>				
<b>Balance at 01/07/2023</b>	44,093	(2,382)	(9,563)	32,148
<i>Total comprehensive loss for the period, represented by:</i>				
- Loss for the year	-	-	(1,083)	(1,083)
<b>Balance at 31/12/2023</b>	<b>44,093</b>	<b>(2,382)</b>	<b>(10,646)</b>	<b>31,065</b>
<b>Previous Corresponding Period</b>				
<b>Balance at 01/07/2022</b>	44,093	(2,382)	(3,065)	38,646
<i>Total comprehensive profit for the period, represented by:</i>				
- Profit for the year	-	-	271	271
<b>Balance at 31/12/2022</b>	<b>44,093</b>	<b>(2,382)</b>	<b>(2,794)</b>	<b>38,917</b>

## Notes to the condensed financial statements

### Note 1 Corporate information

GRP Limited (the "**Company**") is incorporated in the Republic of Singapore with its registered office at 30 Cecil Street, #10-01/02 Prudential Tower, Singapore 049712. The Company is listed on the Singapore Exchange Securities Trading Limited. These condensed financial statements for the financial period ended 31 December 2023 comprise the Company and its subsidiaries (collectively, the "**Group**"). The principal activities of the Company is that of investment holding and rental of property.

The principal activities of the Group are:

- (a) Property development;
- (b) Sales of hose and marine products; and
- (c) Sales of measuring instruments/metrology.

### Note 2 Basis of preparation

The condensed financial statements for the financial period ended 31 December 2023 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed 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 financial statements for the year ended 30 June 2023.

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

The condensed financial statements are presented in Singapore dollars which is the Company's functional currency.

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

In the current financial year, the Group has adopted all the new and revised SFRS(I) and SFRS(I) Interpretations ("**SFRS(I) INT**") that are relevant to its operations and effective for the current financial year. Changes to the Group's accounting policies have been made as required in accordance with the transitional provisions in the respective SFRS(I) and SFRS(I) INT.

The adoption of these new/revised SFRS(I) and SFRS(I) INT did not have any material effect on the financial results or position of the Group and the Company.

## Note 2.2 Use of judgements and estimates

In preparing the condensed financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In addition to the additional significant accounting judgements and estimates as disclosed below, 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 June 2023.

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

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial period are disclosed as follow or included in the following notes:

- \* Note 5 - Fair value of investment in redeemable convertible preference share ("RCPS")
- \* Note 6 - Recoverable amount of trade receivables
- \* Note 7 - Recoverable amount of non-current advances from PRC authority
- \* Notes 9 and 10 - Estimation of net realisable value of development properties and development property expenditure

### Fund transfers relating to certain subsidiary of the group in PRC

As at the date of authorisation of these condensed financial statements, no further matter has been raised by the officer-in-charge ("OIC") since December 2020. Management intends to cooperate fully with the OIC on the matter.

Bank of China and Industrial and Commercial Bank of China had frozen certain PRC bank accounts of Tangshan GRP, Chongqing Tianhu Land Co., Ltd ("**Tianhu**") and Chongqing Gangyuan Property Development Co., Ltd ("**Gangyuan**") during the financial year ended 30 June 2020. Tianhu and Gangyuan are indirect wholly-owned subsidiaries of Luminor Financial Holdings Limited ("**LFHL**"). As announced on 19 November 2021, Tianhu and Gangyuan had received and decided to accept the Notices of Administrative Penalty ("**Notices**") from the State Administration of Foreign Exchange Hanzhong City Central Branch. The Notices served as a warning not to repeat such transactions and to impose a penalty of 10% of the funds transferred in accordance with Article 45 of the Regulations of the People's Republic of China on Foreign Exchange Administration. With this, LFHL obtained an unqualified audit opinion on their audited financial statements for the financial year ended 31 December 2021.

Correspondingly, management has provided \$0.8 million (approximately RMB3.6 million) penalty since FY2022. This represented 10% penalty on the fund transfers from subsidiary in Tangshan, PRC.



**Note 3 Seasonal operations**

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

**Note 4 Financial Instruments**

The following table sets out the financial instruments as at 31 December 2023 and 30 June 2023:

	Group		Company	
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000	\$'000	\$'000
<b>Financial assets</b>				
Amortised costs:				
- Cash and bank balances	16,487	18,909	8,754	11,230
- Trade receivables	3,152	2,720	1,111	1,110
- Other receivables	803	993	17,062	15,819
	<b>20,442</b>	<b>22,622</b>	<b>26,927</b>	<b>28,159</b>
Financial assets designated at fair value through profit or loss	14	19	-	-
<b>Total</b>	<b>20,456</b>	<b>22,641</b>	<b>26,927</b>	<b>28,159</b>

	Group		Company	
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000	\$'000	\$'000
<b>Financial liabilities</b>				
Amortised cost:				
- Trade payables	3,472	2,713	27	-
- Other payables	2,499	2,944	951	870
- Loans and borrowings	765	951	-	-
Lease liabilities	932	463	464	163
<b>Total</b>	<b>7,668</b>	<b>7,071</b>	<b>1,442</b>	<b>1,033</b>

## Note 5 Fair value of Financial Instruments

The carrying amounts of all categories of financial assets and liabilities approximate their respective fair values due to the relatively short-term maturity of these financial instruments, except for non-current other receivables and lease liabilities.

The fair value hierarchy adopted in fair value measurements of the group's and the Company's financial assets at fair value through profit or loss is Level 3. The following table gives information about how the fair values of the financial assets at fair value through profit or loss is determined (in particular, the valuation technique and inputs used).

	Fair value		Fair value hierarchy
	As at 31/12/2023	As at 30/06/2023	
	\$'000	\$'000	
Financial assets at fair value through profit or loss	14	19	Level 1
Investment in redeemable convertible preference shares ("RCPS")	-	-	Level 3

The investment relates to the aggregate principal amount for the subscription of 15,250 redeemable convertible preference shares ("RCPS") issued by Energiser Enterprise Sdn Bhd ("EESB").

EESB was unable to repay the redemption amount and both parties had signed an agreement on 17 June 2020 and agreed on an arrangement by which the outstanding amount will be settled in the future, which incorporates land transfer from EESB to the group, deed of assignment for the account receivables of EESB and joint development of student accommodation units.

Due to uncertainties, the land transfer, deed assignment for the account receivables of EESB and joint development of student accommodation units are not foreseeable in the near future. As announced by the Company on 19 July 2022, the land transfer agreement and its supplemental agreement had expired on 30 June 2022. The Company had decided not to further extend the timeline for the restructuring and will pursue actions to recover the outstanding amount, hence the RCPS amount was assessed at \$Nil value as at 30 June 2022 and subsequent reporting periods. The Company and the other RCPS holders are in negotiation with EESB to reach new settlement terms. The Company will provide update as and when there is material information available.

There were no transfers between Level 1 and Level 2 of the fair value hierarchy during the period ended 31 December 2023 and financial year ended 30 June 2023.

**Note 6 Trade receivables**

	Group		Company	
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000	\$'000	\$'000
Outside parties	3,152	2,720	8	-
Subsidiaries	-	-	6,810	6,240
	<b>3,152</b>	<b>2,720</b>	<b>6,818</b>	<b>6,240</b>
Less: Loss allowance - Subsidiaries	-	-	(5,707)	(5,130)
	<b>3,152</b>	<b>2,720</b>	<b>1,111</b>	<b>1,110</b>

The loss allowance of the Group of Nil (30 June 2023: Nil) and the Company of \$5,707,000 (30 June 2023: \$5,130,000) relate to trade receivables which are past due for more than 360 days.

**Note 7 Other receivables and prepayments**

	Group		Company	
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Prepayments	78	21	35	1
Other deposits	209	143	72	23
Sundry receivables	594	782	108	80
Consultancy service fees - refundable retainer fees	-	68	-	68
Subsidiaries	-	-	26,190	24,956
	<b>881</b>	<b>1,014</b>	<b>26,405</b>	<b>25,128</b>
Less: Loss allowances - Subsidiaries	-	-	(9,308)	(9,308)
	<b>881</b>	<b>1,014</b>	<b>17,097</b>	<b>15,820</b>
Short term loan receivable (a)	1,161	1,161	1,161	1,161
Less: Allowance for short term loan receivable	(1,161)	(1,161)	(1,161)	(1,161)
	<b>881</b>	<b>1,014</b>	<b>17,097</b>	<b>15,820</b>
<u>Non-current</u>				
Advance payment (b)	4,175	4,557	-	-
Less : Loss allowances	(4,175)	(4,557)	-	-
	-	-	-	-

(a): The \$1.161 million short term loan receivable pertained to loan granted to a company owned by Mr David Hsieng Loong Su.

(b): Amount relates to part of advance payment in accordance with an agreement entered with the People's Government of Kaiping District to obtain the first right of refusal to participate in an integrated mixed development project in Tangshan City, PRC. The amount had been long outstanding and the Company fully impaired the amount in year ended 30 June 2023.

As announced by the Company on 16 November 2023, the PRC Authority has agreed to refund in five instalments by December 2024 to Tangshan GRP Trading Co Ltd ("**Tangshan GRP**"), an indirect wholly-owned subsidiary of the Company, a total of RMB25.44 million (approximately \$4.75 million); and they deemed that Tangshan GRP must pay a land tax plus penalty of RMB1.23 million (approximately \$0.23 million).

On 10 November 2023, Tangshan GRP has received a partial refund of RMB2,047,900 (approximately \$382,404) of the advance payment recoverable from the PRC authority; and has paid the land tax plus penalty of RMB1,233,232 (approximately \$230,281) to the Kaiping District Tax Bureau of PRC on 15 November 2023.

The Group will provide update as and when subsequent instalments are received or when there is material information available.

#### Note 8 Inventories

	Group	
	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000
Finished goods	4,857	4,752
<u>Movement in allowance for inventories:</u>		
Balance at beginning of the year	2,654	2,505
Increase in allowance recognised in profit or loss	23	176
Exchange realignment	(2)	(27)
Balance at end of the year	2,675	2,654

**Note 9 Development properties**

	Group	
	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000
Development properties located in		
- Malaysia	3,269	3,304
	<b>3,269</b>	<b>3,304</b>

**Note 10 Development property expenditure**

	Group	
	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000
Balance at beginning of the financial year	9,712	9,444
Additions	3,695	6,312
Recognised in profit or loss during the financial period	(4,210)	(4,930)
Amount written off (a)	-	(640)
Exchange realignment	(70)	(474)
Balance at end of the financial period	<b>9,127</b>	<b>9,712</b>
Comprising joint venture development agreement with:		
- Karib Tropika Sdn Bhd (a)	-	-
- Lembaga Perumahan Dan Hartanah, Perak ("LPHP")	9,127	9,712
	<b>9,127</b>	<b>9,712</b>
<b>Deferred consideration payable</b>		
Joint venture development agreement with LPHP	2,546	2,478

- (a) As announced by the Company on 16 November 2022, the joint venture development agreement with Karib Tropika Sdn Bhd was terminated on 15 November 2022. With this termination, the total development property expenditure of \$0.64 million was written off in year ended 30 June 2023.

**Note 11 Right-of-use assets**

	Group		Company	
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000	\$'000	\$'000
<u>Cost:</u>				
At opening balance	1,075	1,189	231	-
Addition	848	231	478	231
Termination of leases	(231)	(345)	(231)	-
At closing balance	<b>1,692</b>	<b>1,075</b>	<b>478</b>	<b>231</b>
<u>Accumulated depreciation:</u>				
At opening balance	616	503	70	-
Depreciation	267	458	48	70
Termination of leases	(105)	(345)	(105)	-
At closing balance	<b>778</b>	<b>616</b>	<b>13</b>	<b>70</b>
Carrying value	<b>914</b>	<b>459</b>	<b>465</b>	<b>161</b>

**Note 12 Property, plant and equipment**

	Group		Company	
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000	\$'000	\$'000
<u>Cost:</u>				
At opening balance	2,079	2,103	232	227
Exchange realignment	(8)	(72)	-	-
Addition	295	70	286	5
Disposal	(137)	(22)	(135)	-
At closing balance	<b>2,229</b>	<b>2,079</b>	<b>383</b>	<b>232</b>
<u>Accumulated depreciation:</u>				
At opening balance	1,497	1,383	153	131
Exchange realignment	(6)	(42)	-	-
Depreciation	79	178	17	22
Disposal	(71)	(22)	(68)	-
At closing balance	<b>1,499</b>	<b>1,497</b>	<b>102</b>	<b>153</b>
Carrying value	<b>730</b>	<b>582</b>	<b>281</b>	<b>79</b>

### Note 13 Bank loans and lease liabilities

	Group		Company	
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000	\$'000	\$'000
<b>Amount repayable in one year or less, or on demand</b>				
- Secured	432	364	155	84
- Unsecured	379	375	-	-
	<b>811</b>	<b>739</b>	<b>155</b>	<b>84</b>
<b>Amount repayable after one year</b>				
- Secured	500	99	309	79
- Unsecured	386	576	-	-
	<b>886</b>	<b>675</b>	<b>309</b>	<b>79</b>

	01/07/2023	Financing cash flows (i)	Others non cash charges(ii)	Termination/ Additions	31/12/2023
	\$'000	\$'000	\$'000	\$'000	\$'000
Bank loans	951	(186)	-	-	765
Lease liabilities	463	(253)	-	722	932
	<b>1,414</b>	<b>(439)</b>	-	<b>722</b>	<b>1,697</b>

	01/07/2022	Financing cash flows (i)	Others non cash charges(ii)	Termination/ Additions	30/06/2023
	\$'000	\$'000	\$'000	\$'000	\$'000
Bank loans	1,319	(368)	-	-	951
Lease liabilities	700	(468)	-	231	463
	<b>2,019</b>	<b>(836)</b>	-	<b>231</b>	<b>1,414</b>

(i) The cash flows make up the net amount of new/repayments of borrowings and lease liabilities in the consolidated statement of cash flows.

(ii) Other non cash charges include lease liabilities interest expense on lease liabilities.

#### Details of any collateral

Secured borrowings relate to lease liabilities which are secured over the right-of-use assets.

The unsecured borrowings relate to drawdown of the Enterprise Financing Scheme Temporary Bridging Loan ("EFS TBL") facility of \$1,500,000 in December 2020. This loan facility is guaranteed by GRP Limited. The loan is for 5 years. Monthly principal repayment commenced in January 2022, 12 months from drawdown date.

**Note 14 Trade payables**

	Group		Company	
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000	\$'000	\$'000
Outside parties	3,472	2,713	27	-
Net GST payable	1	42	-	19
	<b>3,473</b>	<b>2,755</b>	<b>27</b>	<b>19</b>

The credit period on purchases of goods range from 30 to 90 days ( 30 June 2023 : 30 to 90 days).

**Note 15 Other payables**

	Group		Company	
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
	\$'000	\$'000	\$'000	\$'000
Employee benefits	488	834	262	414
Operating expenses	1,522	1,720	504	446
Trade deposits from contractors	144	163	-	-
Other payables	345	227	185	10
	<b>2,499</b>	<b>2,944</b>	<b>951</b>	<b>870</b>

**Note 16 Share capital**

	Group and Company			
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
	Number of ordinary shares		\$'000	\$'000
Issued and paid up capital:				
At the beginning/end of the year	193,701,610	193,701,610	44,093	44,093

Fully paid ordinary shares, carry one vote per share and a fixed right to dividends as and when declared by the Company.

The Company has no subsidiary holdings as at 31 December 2023.



**Note 17 Treasury shares**

	<b>Group and Company</b>			
	<b>As at 31/12/2023</b>	<b>As at 30/06/2023</b>	<b>As at 31/12/2023</b>	<b>As at 30/06/2023</b>
	<b>Number of ordinary shares</b>		<b>\$'000</b>	<b>\$'000</b>
At the beginning/end of the year	13,504,600	13,504,600	2,382	2,382

All the shares acquired are held as treasury shares. The Company has 13,504,600 treasury shares as at 31 December 2023 (30 June 2023 : 13,504,600).

**Note 17.1 Total number of issued shares excluding treasury shares**

	<b>As at 31/12/2023</b>	<b>As at 30/06/2023</b>
	<b>Number of ordinary shares</b>	
At 1 July	180,197,010	180,197,010
<b>Total number of issued shares</b>	<b>180,197,010</b>	<b>180,197,010</b>

**Note 18 Profit / Loss before taxation**

## Note 18.1 Significant items

	GROUP		GROUP	
	\$'000		\$'000	
	3 months ended 31/12/2023	3 months ended 31/12/2022	6 months ended 31/12/2023	6 months ended 31/12/2022
	\$'000	\$'000	\$'000	\$'000
Depreciation and amortisation	(43)	(46)	(79)	(91)
Depreciation of right-of-use assets	(128)	(119)	(267)	(222)
Amortisation of intangible assets	(1)	-	(1)	-
Allowance for inventories	(17)	(21)	(23)	(106)
Fair value loss on financial assets at fair value through profit or loss	(2)	(12)	(5)	(12)
Net foreign currency exchange adjustment loss	(185)	(237)	(181)	(393)
Write-off of development property expenditures	-	(648)	-	(648)
Write back of impairment loss for non-current advance payment recoverable from the PRC authority	382	-	382	-
Land tax plus penalty paid to PRC authority	(230)	-	(230)	-
Loss on disposal of property, plant and equipment	(11)	-	(11)	-
Interest expenses	(8)	(11)	(16)	(22)
Interest income	88	78	202	116
Finance expense	(47)	(66)	(95)	(66)
Rental and services income	-	3	-	7
Other income	9	7	38	26
Management fee income (a)	-	99	-	207

(a) Management fee income was received from LFHL. LFHL was a 83.17% indirectly owned subsidiary of the Group until 3 December 2021. LFHL shares were distributed to the shareholders of the Company as distribution in specie on 3 December 2021. With the completion of the distribution in specie, LFHL ceased to be a subsidiary of the Group. The management fee agreement was terminated on 31 May 2023.

## Note 18.2 Related party transactions

	Group		Group	
	3 months ended 31/12/2023	3 months ended 31/12/2022	6 months ended 31/12/2023	6 months ended 31/12/2022
	\$'000	\$'000	\$'000	\$'000
Management fee income received from LFHL (a)	-	99	-	207
Rental expenses paid to LFHL for the financial period (a)	(16)	(24)	(40)	(48)

(a) With the completion of the distribution in specie of shares in LFHL on 3 December 2021, LFHL ceased to be a subsidiary of the Group. Mr Kwan Chee Seng is the substantial shareholder of both the Company and LFHL. The rental agreement with LFHL is terminated on 30 November 2023.

**Note 19 Income Tax Expenses**

	Group		Group	
	3 months ended 31/12/2023	3 months ended 31/12/2022	6 months ended 31/12/2023	6 months ended 31/12/2022
	\$'000	\$'000	\$'000	\$'000
Current income tax expense	(112)	(92)	(226)	(201)
Deferred income tax expense	-	-	-	-
	(112)	(92)	(226)	(201)

**Note 20 Dividends**

In respect of the current financial period, no dividend is proposed.

**Note 21 Net Asset Value**

	As at 31/12/2023	As at 30/06/2023
	Cents	
The Group	18.47	18.83
The Company	17.24	17.84

Net asset value per share attributable to the owners of the Company is calculated based on 180,197,010 (30 June 2023: 180,197,010) ordinary shares issued at the end of the current period under review and of the immediately preceding financial year.

**Note 22 Profit (Loss) Per Ordinary Share**

The calculation of the basic and diluted loss per ordinary share attributable to the ordinary owners of the Company is based on the following data:

	Group		Group	
	3 months ended 31/12/2023	3 months ended 31/12/2022	6 months ended 31/12/2023	6 months ended 31/12/2022
	\$'000	\$'000	\$'000	\$'000
Net profit (loss) attributable to owners of the company	(600)	(709)	(605)	(669)

	Group	
	As at 31/12/2023	As at 30/06/2023
	Number of shares	Number of shares
Weighted average number of ordinary shares for purpose of basic profit (loss) and diluted profit (loss) per share	180,197,010	180,197,010

**Note 23 Reportable Segments**

	Hose & Marine		Measuring instruments / metrology		Property		Total	
	6 months ended 31/12/2023	6 months ended 31/12/2022	6 months ended 31/12/2023	6 months ended 31/12/2022	6 months ended 31/12/2023	6 months ended 31/12/2022	6 months ended 31/12/2023	6 months ended 31/12/2022
	S\$'000							
<b>Revenue</b>								
External sales	1,462	838	6,364	7,627	4,666	1,611	12,492	10,076
<b>Result</b>								
Segment gross contribution	415	318	2,453	2,589	223	245	3,091	3,152
Other operating income	9	4	29	2	202	350	240	356
Direct expenses	(652)	(591)	(1,161)	(1,158)	(578)	(1,678)	(2,391)	(3,427)
<b>Segment net contribution</b>	<b>(228)</b>	<b>(269)</b>	<b>1,321</b>	<b>1,433</b>	<b>(153)</b>	<b>(1,083)</b>	<b>940</b>	<b>81</b>
Direct expenses - Corporate							(1,444)	(832)
<b>Loss before income tax</b>							(504)	(751)
Share of result of associate							-	(1)
<b>Loss before income tax, after associate</b>							(504)	(752)
Income tax expense							(226)	(201)
<b>Loss for the year</b>							(730)	(953)

Depreciation of property, plant and equipment and amortisation	22	34	17	23	40	34	79	91
Depreciation of right-of-use- assets	157	137	61	57	49	28	267	222

**Note 23.1 Segment information**

	Hose & Marine		Measuring instruments / metrology		Property		Inter-segment elimination		Total	
	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023	As at 31/12/2023	As at 30/06/2023
<b>S\$'000</b>										
<b>Other information</b>										
Segment Assets	1,922	2,536	8,772	7,780	23,148	21,659	-	-	33,842	31,975
Unallocated corporate assets									9,749	11,664
<b>Consolidated total assets</b>									<b>43,591</b>	<b>43,639</b>
Segment liabilities	501	1,251	2,228	1,950	6,484	5,674	-	-	9,213	8,875
Inter-segment liabilities	6,276	5,697	-	-	30,341	28,496	(36,617)	(34,193)	-	-
Unallocated corporate liabilities									1,436	1,044
<b>Consolidated total liabilities</b>									<b>10,649</b>	<b>9,919</b>
Capital expenditure	-	38	8	26	287	6	-	-	295	70

**Note 23.2 Geographical segments by location of customers**

S\$'000	Revenue	
	6 months ended 31/12/2023	6 months ended 31/12/2022
<b>Continuing operations</b>		
Singapore	4,162	4,496
Malaysia	7,726	4,976
Indonesia	464	480
Other ASEAN countries	57	18
Other Asian countries	2	8
Middle Eastern countries	3	5
People's Republic of China	53	63
Others	25	30
<b>Total</b>	<b>12,492</b>	<b>10,076</b>

Information about major customers

In 2Q FY2024 and 2Q FY2023, no single customer contributed to more than 10% of the group's total revenue.

S\$'000	Total non-current assets	
	As at 31/12/2023	As at 30/06/2023
Singapore	1,380	747
Malaysia	297	327
People's Republic of China	-	1
<b>Total</b>	<b>1,677</b>	<b>1,075</b>

**Note 24 Subsequent events**

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

Other Information Required by Listing Rule Appendix 7.2

1. **Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard)**

The figures have not been audited or reviewed by the auditors.

2. **Whether the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)**

Not applicable.

- 3A. **Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:-**

- (a) **Updates on the efforts taken to resolve each outstanding audit issue.**  
(b) **Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.**

In respect of the financial statements of the Group for the financial year ended 30 June 2023 ("FY2023"), the auditors, Messrs Baker Tilly TFW LLP had issued an "except for" qualified audit opinion, for transactions and agreements entered into by the former CEO and recoverability of certain assets from the PRC authorities. The basis for the "except for" qualified opinion is contained in the Auditor's Report, pages 75 to 80 of the Company Annual Report for FY2023.

In relation to the matters, the Board and the management of the Company provide their comments and update as follows:

- 1) Transactions and agreements entered into by former CEO  
The Management of the Company has corresponded with the service providers to obtain details of the professional services performed. An independent party was appointed to review and assess the potential financial implications of the transactions and agreements entered by the former CEO. The independent review is in final stage and is anticipated to be finalised in the near future. The Group will provide update as and when there is material information available.

2) Non-current advance payment recoverable from the PRC authority

The Management of the Company has been pursuing the recovery of the receivables from the PRC authority. Management has communicated with the relevant authorities, and has obtained written acknowledgement from the PRC authority with regard to their liability.

As announced by the Company on 16 November 2023, the PRC Authority has agreed to refund in five instalments by December 2024 to Tangshan GRP Trading Co Ltd ("**Tangshan GRP**"), an indirect wholly-owned subsidiary of the Company, a total of RMB25.44 million (approximately \$4.75 million); and they deemed that Tangshan GRP must pay a land tax plus penalty of RMB1.23 million (approximately \$0.23 million).

On 10 November 2023, Tangshan GRP has received a partial refund of RMB2,047,900 (approximately \$382,404) of the advance payment recoverable from the PRC authority; and has paid the land tax plus penalty of RMB1,233,232 (approximately \$230,281) to the Kaiping District Tax Bureau of PRC on 15 November 2023.

Based on current available information, the Board confirms that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.

4. **Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied**

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting year as that of the audited financial statements for the year ended 30 June 2023.

5. **If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

Not applicable.



6. Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends

	6 months ended 31/12/2023	6 months ended 31/12/2022
Earning/(Loss) per ordinary share attributable to the owners of the company for the year		
(i) Based on weighted average number of ordinary share in issue (Cents)	(0.336)	(0.371)
(ii) On a fully diluted basis (Cents)	(0.336)	(0.371)
(i) Based on weighted average number of ordinary share in issue (Cents)	(0.336)	(0.371)
(ii) On a fully diluted basis (Cents)	(0.336)	(0.371)

Computed based on the following weighted average number of shares

(i) Basic	180,197,010	180,197,010
(ii) Diluted	180,197,010	180,197,010

7. Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the (a) current period reported on and (b) immediately preceding financial year

	As at 31/12/2023	As at 30/06/2023
	Cents	
The Group	18.47	18.83
The Company	17.24	17.84

Net asset value per share attributable to the owners of the company is calculated based on 180,197,010 (30 June 2023: 180,197,010) ordinary shares issued at the end of the current period under review and of the immediately preceding financial year.

8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on**

- Three months ended 31 December 2023 ("2QFY2024") vs Three months ended 31 December 2022 ("2QFY2023"); and

- Six months ended 31 December 2023 ("1HFY2024") vs Six months ended 31 December 2022 ("1HFY2023"); and

### **2QFY2024 vs 2QFY2023**

The Group's revenue of \$6.28 million for 2QFY2024, is 47.0% higher than the \$4.27 million revenue for 2QFY2023. Revenue for the Group's Property segment increased by \$2.14 million (>100%). The increase is partially offset by decreased revenue generated by Measuring Instruments segment of \$0.09 million (2.8%) and Hose & Marine segment of \$0.04 million (11.5%).

The Property segment has commenced its recognition of sales, on percentage of completion basis, for the affordable housing project in Perak, Malaysia, since 4QFY2022.

The Group's gross profit decreased by 8.0% to \$1.31 million in 2QFY2024 from \$1.43 million in 2QFY2023. The decrease is largely due to a \$0.13 million decrease in gross profit for Property segment in 2QFY2024. The affordable housing project in Perak, Malaysia is experiencing increases in project construction cost.

Other operating income decreased to \$0.10 million in 2QFY2024 as compared to \$0.19 million in 2QFY2023. The decrease is largely due to a \$0.10 million decrease in management fee income as a result of the termination of management agreement with LFHL with effect from 31 May 2023.

Administrative expenses decreased to \$1.49 million in 2QFY2024 as compared to \$1.95 million in 2QFY2023. The decrease is largely due to (a) \$0.38 million write back of impairment loss for non-current advance payment recoverable from the PRC authority in 2QFY2024, (b) non recurring of \$0.65 million write-off of development property expenditure in 2QFY2023, partially offset by (c) \$0.23 million land tax plus penalty paid to the PRC authority in 2QFY2024 and (d) higher payroll cost of \$0.20 million in 2QFY2024, a result of salary increments and additional headcounts. For (a) and (c), please refer to the Company's announcement on 16 November 2023 for details.

Consequently, the Group recorded a loss before tax of \$0.60 million in 2QFY2024 as compared to a loss before tax of \$0.87 million in 2QFY2023.

## **1HFY2024 vs 1HFY2023**

The Group's revenue of \$12.49 million for 1HFY2024, is 24.0% higher than the \$10.08 million revenue for 1HFY2023. Revenue for the Group's Property segment increased by \$3.06 million (>100%) and Hose & Marine segment increased by \$0.62 million (74.5%). The increases are partially offset by decreased revenue generated by Measuring Instruments segment of \$1.26 million (16.6%).

The Property segment has commenced its recognition of sales, on percentage of completion basis, for the affordable housing project in Perak, Malaysia, since 4QFY2022. The improved revenue for Hose & Marine segment is largely due to fulfilment of back orders in 1QFY2024. While Measuring Instruments segment benefited after the easing of COVID-19 restrictions in Singapore and Malaysia where manufacturing customers were back to near full scale operations in 1QFY2024, this ramp up is not recurring in current period under review.

The Group's gross profit decreased by 1.9% to \$3.09 million in 1HFY2024 from \$3.15 million in 1HFY2023. Gross profit for Property segment decreased by \$0.02 million in 1HFY2024 as compared to 1HFY2023. This is due to the affordable housing project in Perak, Malaysia experiencing increased construction cost. Gross profit for Measuring Instruments segment decreased by \$0.14 million as a result of the lower revenue in 1HFY2024. These decreases are partially offset by a \$0.10 million increase in gross profit for Hose & Marine segment, a result of the improved revenue in 1HFY2024 as compared to 1HFY2023.

Other operating income decreased to \$0.24 million in 1HFY2024 as compared to \$0.36 million in 1HFY2023. The decrease is largely due to a \$0.21 million decrease in management fee income as a result of the termination of management agreement with LFHL with effect from 31 May 2023, partially offset by a \$0.09 million increase in interest income in 1HFY2024 as compared to 1HFY2023.

Administrative expenses decreased to \$2.87 million in 1HFY2024 as compared to \$3.26 million in 1HFY2023. The decrease is largely due to (a) \$0.38 million write back of impairment loss for non-current advance payment recoverable from the PRC authority in 1HFY2024, (b) non recurring of \$0.65 million write-off of development property expenditure in 1HFY2023, partially offset by (c) \$0.23 million land tax plus penalty paid to the PRC authority in 1HFY2024 and (d) \$0.34 million higher payroll costs incurred in 1HFY2024, a result of salary increments and additional headcounts. For (a) and (c), please refer to the Company's announcement on 16 November 2023 for details.

Consequently, the Group recorded a loss before tax of \$0.50 million in 1HFY2024 as compared to a loss before tax of \$0.75 million in 1HFY2023.

### **Statement of financial position and Statement of cashflows**

The Group's financial position remains healthy with current ratio of approximately 4.28 times as at 31 December 2023 ("**31 Dec 2023**") as compared to 4.59 times at the end of June 2023 ("**30 June 2023**"). As at 31 Dec 2023 the Group had cash and bank balances amounting to \$16.49 million (out of which \$3.86 million, approximately RMB20.76 million is maintained in PRC). This is \$2.42 million lower than the cash and bank balances as at 30 June 2023. The decrease is largely due to a \$0.45 million decrease in other payables and a \$1.99 million increase in contract asset.

Trade receivables increased from \$2.72 million as at 30 June 2023 to \$3.15 million as at 31 Dec 2023. The increase is in tandem with the higher revenue generated during 1HFY2024.

Other receivables decreased from \$1.01 million as at 30 June 2023 to \$0.88 million as at 31 Dec 2023. The decrease is largely due to lower sundry receivables as at 31 Dec 2023.

Contract asset increased from \$1.97 million as at 30 June 2023 to \$3.97 million as at 31 Dec 2023. This is mainly due to increase accrued progress sale billing for the affordable housing projects in Ipoh, Malaysia as at 31 Dec 2023 as compared to 30 June 2023.

Right-of-use assets increased from \$0.46 million as at 30 June 2023 to \$0.91 million as at 31 Dec 2023. This is mainly due to the Company securing a new office space during the period under review.

Property, plant and equipment increased from \$0.58 million as at 30 June 2023 to \$0.73 million as at 31 Dec 2023. This is mainly due to renovation and shifting to the Company's new office space in December 2023.

Trade payables increased from \$2.76 million as at 30 June 2023 to \$3.47 million as at 31 Dec 2023. This is mainly due to increase trade payable for the affordable housing project in Perak, Malaysia on 31 Dec 2023 as compared to 30 June 2023.

Total lease liabilities increased from \$0.46 million as at 30 June 2023 to \$0.93 million as at 31 Dec 2023. This is mainly due to the Company securing new office rental during the period under review.

Other payables decreased from \$2.94 million as at 30 June 2023 to \$2.50 million as at 31 Dec 2023. This decrease is mainly due to payment of bonuses in December 2023.

9. **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 has been issued previously.

10. **A commentary at the date of the announcement of the 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**

Business outlook for the next 12 months continues to remain challenging and the business condition will still be weak. Nonetheless, the Group will continue to focus on lean for growth and also to improve our productivity and operational efficiency.

**11. Dividend**

**If a decision regarding dividend has been made:-**

- (a) Whether an interim (final) dividend has been declared (recommended); and**

No dividend has been declared for the period ended 31 December 2023.

- (b) Amount per share (cents) and previous corresponding period (cents)**

No dividend declared for the period ended 31 December 2022.

- (c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).**

Not applicable.

**12. If no dividend has been declared/recommended, a statement to that effect**

No dividend is declared for period ended 31 December 2023.

The Company does not have a formal dividend policy. In view of the weak market conditions and the ongoing development and construction of the affordable housing project, the Company will be preserving its cash and bank balances.

**13. Interested person transactions**

The Group does not have a general mandate from shareholders for interested person transactions pursuant to Rule 920 of the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST").

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 for the three-month ended 31 December 2023 is as follows:

Name 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 under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)
Luminor Financial Holdings Limited - Management fee income received from LFHL	-	-
Luminor Financial Holdings Limited - Rental expenses paid to LFHL	40,000	-

Mr Kwan Chee Seng is the substantial shareholder of both the Company and LFHL. The rental agreement with LFHL is terminated on 30 November 2023.

**14. Confirmation by the Board of Directors**

The Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited financial statements for the six-month ended 31 December 2023 to be false or misleading in any material aspect.

**15. Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)**

The Company 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 of the Singapore Exchange Securities Trading Limited.

## 16. Use of proceeds from rights issue and exercise of warrants

As at the date of this announcement, the status of the use of net proceeds from the rights shares is as below.

Use of Net Proceeds	Allocation of Net Proceeds \$'000	Reallocation \$'000	Net Proceeds utilised as at the date of this announcement \$'000	Balance of Net Proceeds as at the date of this announcement \$'000
<b>2013 Rights issues</b>				
Proceeds from rights issue:				
- Proposed new business	28,000	-	(28,000)	-
- General working capital	5,000	-	(5,000)	-
	33,000	-	(33,000)	-
Proceeds from exercise of warrants:				
- Proposed new business	8,974	-	(8,974)	-
<b>Total</b>	<b>41,974</b>	<b>-</b>	<b>(41,974)</b>	<b>-</b>
<b>2016 Rights issues</b>				
Proceeds from rights issue:				
- Proposed new business	12,348	(5,976)	(6,372)	-
- General working capital	841	5,976	(841)	5,976
	13,189	-	(7,213)	5,976
Proceeds from exercise of warrants:				
- Proposed new business	6	(6)	-	-
- General working capital	-	6	-	6
<b>Total</b>	<b>13,195</b>	<b>-</b>	<b>(7,213)</b>	<b>5,982</b>
<b>Cumulative Total</b>	<b>55,169</b>	<b>-</b>	<b>(49,187)</b>	<b>5,982</b>
Breakdown of general working capital is as follows:				
Capital contribution	-	-	(570)	-
Project construction costs	-	-	(2,309)	-
Rental expenses	-	-	(34)	-
Professional fees	-	-	(125)	-
General administrative expenses	-	-	(2,803)	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>(5,841)</b>	<b>-</b>

Note: The Group had fully utilised the proceed from the 2013 Rights issues.

**17. Acquisition or sale of shares in subsidiaries and/or associated companies under Rule 706(A)**

None

BY ORDER OF THE BOARD

Teo Tong How  
Independent Non-Executive Director and Chairman  
6 February 2024