



Low Keng Huat (Singapore) Limited

(Company Registration No. 196900209G)

CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 31 July 2024

Table of Contents

	Page
Consolidated statement of profit or loss	1
Consolidated statement of comprehensive income	2
Consolidated statements of financial position	5
Consolidated statements of changes in equity	7
Consolidated statement of cash flows	8
Notes to the condensed interim financial statements	9
Other information required by Listing Rule Appendix 7.2	21

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

Consolidated statement of profit or loss

	Note	Six-month Period Ended 31/07/2024 \$'000	31/07/2023 \$'000	Increase / (Decrease) %
Revenue	1	257,926	192,790	34
Cost of sales	2	(222,430)	(162,312)	37
Gross profit	3	35,496	30,478	16
Other income				
- Finance income	4	869	735	18
- Miscellaneous income	5	1,163	1,565	(26)
Expenses				
-Distribution costs	6	(11,881)	(8,935)	33
-Administrative costs	7	(7,072)	(6,785)	4
-Other operating expenses	8	(1,059)	(990)	7
-Finance costs	9	(12,088)	(14,156)	(15)
Share of results of associated companies and joint ventures	10	1,178	2,308	(49)
Profit before fair value changes, other losses(net) and taxation	14	6,606	4,220	57
Fair value gain/(loss) on financial assets at FVPL	11	347	(1,717)	n.m.
Other losses, net	12	(328)	(2,586)	(87)
Profit/(loss) before taxation		6,625	(83)	n.m.
Taxation	13	(887)	(1,345)	(34)
Profit/(loss) after taxation		5,738	(1,428)	n.m.
Attributable to:				
Owners of the parent	14	5,793	(1,463)	n.m.
Non-controlling interests		(55)	35	n.m.
		5,738	(1,428)	n.m.
Earnings/(loss) per share (cents)				
- basic		0.78	(0.20)	n.m.
- diluted		0.78	(0.20)	n.m.
n.m.: Not Meaningful				

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

Consolidated statement of comprehensive income

	Six-month Period Ended		Increase /
	31/07/2024	31/07/2023	(Decrease)
	\$'000	\$'000	%
Profit/(loss) after taxation	5,738	(1,428)	n.m.
Other comprehensive income/(loss) after tax			
Items that will not be reclassified to profit and loss:			
Fair value (loss)/gain on financial assets at FVOCI (net of tax at Nil%)	(657)	37	n.m.
Exchange differences on translation of the financial statements of foreign entities (net)	(40)	(145)	(72)
Items that may be reclassified subsequently to profit and loss:			
Exchange differences on translation of the financial statements of foreign entities (net)	410	(1,368)	n.m.
Total other comprehensive loss, net of tax	(287)	(1,476)	(81)
Total comprehensive income/(loss)	5,451	(2,904)	n.m.
Total comprehensive income/(loss) attributable to:			
Owners of the parent	5,546	(2,794)	n.m.
Non-controlling interests	(95)	(110)	(14)
Total comprehensive income/(loss)	5,451	(2,904)	n.m.
n.m.: Not Meaningful			

Notes to the income statement

- Consolidated revenue increased to \$257.9M for the six-month period ended 31 July 2024 ("1HFY2025") from \$192.8M for the six-month period ended 31 July 2023 ("1HFY2024"). This increase was mainly driven by higher revenues from the Property Development and Hotel segments. However, the overall increase was partially offset by lower contribution from the Investment segment, due to the absence of construction revenue from external parties following the completion of the Dalvey Haus project in FY2024.

Revenue from the Property Development segment increased to \$225.4M in 1HFY2025 from \$156.6M in 1HFY2024. The increase was driven by (a) a higher percentage of completion for the Klimt Cairnhill project, which was 24% in 1HFY2025, as compared to 8% in 1HFY2024; and (b) an increased number of units sold, with 121 units sold as of 31 July 2024, up from 66 units as of 31 July 2023. As of 31 July 2024, construction completion reached 82%, compared to 39% a year ago. In 1HFY2025, 31 units for the project were sold, compared to 58 units in 1HFY2024.

Revenue from the Hotel segment increased to \$23.0M in 1HFY2025 from \$22.5M in 1HFY2024. The increase was primarily driven by higher revenue at Duxton Hotel Perth, due to improved occupancy and average daily rates. Lyf@Farrer also saw an improvement in revenue, mainly due to higher average daily rates, while Citadines Balestier experienced a decline in revenue due to lower average daily rates. Occupancy rates at both serviced apartments remained stable compared to the previous year.

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

Revenue from the Investment segment decreased to \$9.5M in 1HFY2025 from \$13.6M in 1HFY2024. The decrease was mainly due to the absence of construction revenue in 1HFY2025 following the completion of the Dalvey Haus project, which contributed \$4.4M revenue in 1HFY2024. The Dalvey Haus project obtained Temporary Occupation Permit ("TOP") in July 2023 and its Certificate of Statutory Completion ("CSC") in December 2023. Meanwhile, revenue from Paya Lebar Square increased by \$0.1M during the same period, driven by positive rental reversion. The retail mall maintained near full occupancy rate throughout the period.

2. Cost of sales increased to \$222.4M in 1HFY2025 from \$162.3M in 1HFY2024. The increase was mainly due to higher costs recognised for the Klimt Cairnhill project, in line with improved revenue. However, this increase was partially offset by lower construction costs following the completion of the Dalvey Haus project in the previous financial year.
3. Gross profit increased to \$35.5M in 1HFY2025 from \$30.5M in 1HFY2024, primarily driven by higher contributions from the Property Development and Investment segments. This was largely due to the improved performance of the Klimt Cairnhill project and Paya Lebar Square. However, gross profit from the Hotel segment declined, attributed to weaker contributions from Citadines Balestier and F&B outlet Carnivore Brazilian Churrascaria.

Despite the increase in gross profit, gross profit margin decreased to 14% in 1HFY2025 from 16% in 1HFY2024. The decrease was mainly due to a higher percentage of gross profit contribution from the Property Development segment, which had a lower margin as compared to the Hotel and Investment segments.

4. Finance income increased to \$0.9M in 1HFY2025 from \$0.7M in 1HFY2024, driven by a higher base of fixed deposits and interest rates during the period.
5. Miscellaneous income decreased to \$1.2M in 1HFY2025 from \$1.6M in 1HFY2024. Miscellaneous income primarily includes service and secondment fees, dividend income and forfeited customer deposits. The decrease was mainly due to the absence of forfeited fees from aborted sales of the Klimt Cairnhill project in 1HFY2025, as compared to the prior year when such income from forfeitures was recognised.
6. Distribution costs increased to \$11.9M in 1HFY2025 from \$8.9M in 1HFY2024, mainly due to higher sales agents' commission, driven by incremental sales and a higher percentage of completion at the Klimt Cairnhill project.
7. Administrative costs increased to \$7.1M in 1HFY2025 from \$6.8M in 1HFY2024. The increase was mainly driven by higher staff costs.
8. Other operating expenses increased to \$1.1M in 1HFY2025, up from \$1.0M in 1HFY2024, primarily due to increased maintenance, utilities, and overhead costs at Duxton Hotel Perth.
9. Finance costs decreased to \$12.1M in 1HFY2025 from \$14.2M in 1HFY2024, mainly due to lower average borrowings, as well as a decline in effective interest rate. The effective interest rate for the Group's borrowings was 4.60% in 1HFY2025 as compared to 4.81% in 1HFY2024.
10. Share of results from associated companies and joint ventures was a profit of \$1.2M in 1HFY2025, as compared to \$2.3M in 1HFY2024. This decline was mainly driven by the performance of the Group's 40% associate, Dalvey Breeze Development Pte. Ltd. ("Dalvey Breeze"). In 1HFY2025, 4 units were sold from the Dalvey Haus project, compared to 5 units in 1HFY2024. As at 31 July 2024, all 17 units of the project had been sold, compared to 9 units sold as at 31 July 2023.

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

11. Fair value gain on financial assets at FVPL was \$0.3M in 1HFY2025, a reversal from the fair value loss of \$1.7M in 1HFY2024. The fair value gain in 1HFY2025 was primarily due to adjustments made to property values based on the audited financial statements of an Australian property fund for the financial year ended 31 December 2023. In 1HFY2024, provisions were set aside for facade rectification works at 330 Collins Street, which led to an increase in the investment's cost compared to its market value, resulting in the fair value loss.
12. Other losses (net) decreased to \$0.3M in 1HFY2025 from \$2.6M in 1HFY2024, primarily due to lower foreign exchange losses, which fell to \$0.3M in 1HFY2025 from \$1.2M in 1HFY2024. This was driven by a less significant depreciation of the Australian Dollar against the Singapore Dollar in 1HFY2025 as compared to 1HFY2024. The Group's exposure to currency movements mainly stems from its investment in an Australian property fund. In 1HFY2024, the Group's other losses (net) were also impacted by impairment losses recognised for associated companies and joint ventures amounting to \$1.3M.
13. Tax expense decreased to \$0.9M in 1HFY2025 from \$1.3M in 1HFY2024. This reduction was primarily due to an additional tax expense recognised for Perumal Development Pte Ltd in 1HFY2024, attributable to an under-provision of tax from the previous financial year.
14. Profit before fair value changes, other losses (net) and taxation increased to \$6.6M in 1HFY2025 from \$4.2M in 1HFY2024. The Property Development segment remained the largest contributor to the Group's earnings, driven by profit from the Klimt Cairnhill project, as well as share of profit from Dalvey Breeze. Although reduced borrowings led to lower interest expenses, high interest rates continued to dampen overall profitability.

Net profit attributable to shareholders was \$5.8M in 1HFY2025, as compared to a net loss of \$1.5M in 1HFY2024. The improved net profit in 1HFY2025 was supported by a fair value gain of \$0.3M, albeit the recognition of a net foreign exchange loss of \$0.3M. In contrast, 1HFY2024 saw operating profits negatively impacted by a fair value loss of \$1.7M, a net foreign exchange loss of \$1.2M, as well as impairment losses on associated companies and joint ventures of \$1.3M, resulting in a net loss for the period.

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

Consolidated statements of financial position

	Note	Group		Company	
		31/07/2024	31/01/2024	31/07/2024	31/01/2024
		\$'000	\$'000	\$'000	\$'000
ASSETS					
Non-current assets					
Investment properties	1	288,121	289,954	-	-
Property, plant and equipment	1	294,856	294,457	3,960	4,055
Subsidiaries		-	-	589,940	598,973
Joint ventures	2	9,539	9,359	9,470	9,078
Associated companies	2	30,273	30,318	-	-
Financial assets at FVOCI	3	4,019	4,676	-	-
Financial asset at FVPL	3	28,051	28,068	-	-
Trade and other receivables	4	146	710	5,753	6,303
Deferred tax assets	5	2,000	2,208	-	-
		657,005	659,750	609,123	618,409
Current assets					
Development properties	6	153,850	321,341	-	-
Inventories		409	324	-	-
Contract assets	7	221,430	112,958	5,819	5,586
Contract costs	7	5,694	10,942	-	-
Amount owing by subsidiaries		-	-	3,033	3,072
Trade and other receivables	4	37,044	27,025	9,546	4,833
Fixed deposits	8	12,350	12,441	-	-
Cash and cash equivalents	8	71,639	71,212	30,327	39,289
		502,416	556,243	48,725	52,780
Total assets		1,159,421	1,215,993	657,848	671,189
EQUITY AND LIABILITIES					
Capital and reserves					
Share capital		161,863	161,863	161,863	161,863
Capital reserves		(30,214)	(30,214)	-	-
Fair value reserves		319	976	-	-
Retained profits		479,473	484,762	456,233	471,383
Exchange fluctuation account		(7,256)	(7,666)	-	-
		604,185	609,721	618,096	633,246
Non-controlling interests		10,789	10,993	-	-
Total equity		614,974	620,714	618,096	633,246
LIABILITIES					
Non-current liabilities					
Borrowings	9	485,302	541,953	438	1,083
Provisions		27	26	-	-
Deferred tax liabilities		3,418	3,441	-	-
		488,747	545,420	438	1,083
Current liabilities					
Borrowings	9	9,578	5,493	6,284	1,271
Amount owing to subsidiaries		-	-	6,543	11,140
Amount owing to non-controlling interests		353	361	-	-
Provision for directors' fee		98	215	98	215
Provision for taxation		4,737	4,702	-	-
Trade and other payables	10	40,934	39,088	26,389	24,234
		55,700	49,859	39,314	36,860
Total liabilities		544,447	595,279	39,752	37,943
Total equity and liabilities		1,159,421	1,215,993	657,848	671,189

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

Notes to the statement of financial position

1. The net book value of investment properties decreased by \$1.8M to \$288.1M as at 31 July 2024 from \$289.9M as at 31 January 2024, due to depreciation expenses of \$1.8M.

The net book value of property, plant and equipment increased by \$0.4M to \$294.9M as at 31 July 2024 from \$294.5M as at 31 January 2024. The increase was mainly driven by additions of \$4.8M, primarily from the ongoing refurbishment works at Duxton Hotel Perth. The increase was offset by depreciation expenses of \$4.0M, and a foreign exchange loss of \$0.4M.
2. Joint ventures increased by \$0.1M to \$9.5M as at 31 July 2024 from \$9.4M as at 31 January 2024. The increase was mainly due to additional loan injections from the Group into a joint venture and an appreciation of the Malaysian Ringgit against the Singapore Dollar in 1HFY2025, partially offset by dividend received from another joint venture.

Associated companies decreased by \$45K to \$30.27M as at 31 July 2024 from \$30.32M as at 31 January 2024. The share of profits from associated companies in 1HFY2025 was offset by loan repayments (net of additional loans provided) from associated companies to the Group.
3. Financial assets at FVOCI decreased by \$0.7M to \$4.0M as at 31 July 2024 from \$4.7M as at 31 January 2024, due to fair value changes to the Group's investment in quoted equity investments.

Financial assets at FVPL remained stable at \$28.1M, with a fair value gain from the Australian Fund being offset by a foreign exchange loss.
4. Trade and other receivables increased by \$9.5M to \$37.2M as at 31 July 2024 from \$27.7M as at 31 January 2024. The increase was mainly due to additional progress billings for completed stages and a tender deposit paid for a land parcel at Canberra Crescent.
5. Deferred tax assets decreased by \$0.2M to \$2.0M as at 31 July 2024 from \$2.2M as at 31 January 2024. The decrease was mainly due to a partial utilisation of tax losses for Narymal Pty. Ltd., a 75%-owned subsidiary, slightly offset by additional deferred tax income recognised at Glopeak Development Pte Ltd.
6. Development properties decreased by \$167.4M to \$153.9M as at 31 July 2024 from \$321.3M as at 31 January 2024. The decrease was mainly due to the sale of 31 units at the Klimt Cairnhill project in 1HFY2025, partially offset by increased progress in construction, which reached 82% as at 31 July 2024, up from 58% as at 31 January 2024. As at 31 July 2024, a total of 121 units (out of 138 units) at the Klimt Cairnhill project had been sold, as compared to 90 units as at 31 January 2024.
7. Contract assets increased by \$108.4M to \$221.4M as at 31 July 2024 from \$113.0M as at 31 January 2024, mainly due to an increase in unbilled revenue for the Klimt Cairnhill project, as construction progressed, along with the sale of 31 units during 1HFY2025.

Contract costs, representing commission fees to agents, decreased by \$5.2M to \$5.7M as at 31 July 2024 from \$10.9M as at 31 January 2024. The reduction was driven by a 24% increase in the percentage of completion at the Klimt Cairnhill project during 1HFY2025, which more than offset the commission fees associated with new sales.
8. Cash and cash equivalents and fixed deposits increased by \$0.3M to \$84.0M as at 31 July 2024 from \$83.7M as at 31 January 2024. During the period, free cash flows generated were primarily allocated to debt repayments, which resulted in only minimal changes to the overall cash balance.
9. Borrowings decreased by \$52.5M to \$494.9M as at 31 July 2024 from \$547.4M as at 31 January 2024, as proceeds from progress billings and new sales at the Klimt Cairnhill project were used to prepay project loan. As a result, net gearing ratio improved to 0.68 as at 31 July 2024 from 0.76 as at 31 January 2024.
10. Trade and other payables increased by \$1.8M to \$40.9M as at 31 July 2024 from \$39.1M as at 31 January 2024, mainly due to an increase in the accrual of sales commission related to the Klimt Cairnhill project, retention payables to subcontractors, and higher payables related to operating expenses at Duxton Hotel Perth.

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

Consolidated statements of changes in equity

					Share capital	Retained profits	Total
The Company					\$'000	\$'000	\$'000
Balance at 1 February 2024					161,863	471,383	633,246
Total comprehensive loss					-	(4,068)	(4,068)
Transaction with owners: -							
Dividends paid to owners of the parent					-	(11,082)	(11,082)
Balance at 31 July 2024					161,863	456,233	618,096
Balance at 1 February 2023					161,863	525,476	687,339
Total comprehensive loss					-	(24,895)	(24,895)
Transaction with owners: -							
Dividends paid to owners of the parent					-	(7,388)	(7,388)
Balance at 31 July 2023					161,863	493,193	655,056
					Exchange		
	Share capital	Reserves	Retained	fluctuation	Sub-total	Non-controlling	Total
The Group	\$'000	\$'000	profits	account	\$'000	interests	\$'000
			\$'000	\$'000			
Balance at 1 February 2024	161,863	(29,238)	484,762	(7,666)	609,721	10,993	620,714
Total comprehensive (loss)/income	-	(657)	5,793	410	5,546	(95)	5,451
Transaction with owners: -							
Dividends paid to owners of the parent	-	-	(11,082)	-	(11,082)	-	(11,082)
Dividends paid by a non-wholly owned subsidiary of the Company	-	-	-	-	-	(109)	(109)
Balance at 31 July 2024	161,863	(29,895)	479,473	(7,256)	604,185	10,789	614,974
Balance at 1 February 2023	161,863	(28,700)	493,285	(4,034)	622,414	10,942	633,356
Total comprehensive (loss)/income	-	37	(1,463)	(1,368)	(2,794)	(110)	(2,904)
Transaction with owners: -							
Dividends paid to owners of the parent	-	-	(7,388)	-	(7,388)	-	(7,388)
Balance at 31 July 2023	161,863	(28,663)	484,434	(5,402)	612,232	10,832	623,064

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

Consolidated statement of cash flows

	Six-month Period Ended	
	31/07/2024	31/07/2023
	\$'000	\$'000
Cash Flows from Operating Activities		
Profit/(loss) before taxation	6,625	(83)
Adjustments for:		
Share of results of associated companies and joint ventures	(1,178)	(2,308)
Depreciation of investment properties	1,833	1,836
Depreciation of property, plant and equipment	4,023	3,652
Gain on disposal of property, plant and equipment	(19)	(27)
Impairment loss on associated companies and joint ventures	-	1,338
Impairment loss on receivables	-	29
Amortisation of contract costs	11,379	7,258
Fair value (gain)/loss on financial assets at FVPL	(347)	1,717
Dividend income from quoted equity investments	(149)	(134)
Unrealised foreign exchange loss	364	1,248
Finance costs	12,088	14,156
Finance income	(869)	(735)
Operating profit before working capital changes	33,750	27,947
Increase in inventories	(85)	(36)
Decrease in development properties	167,491	125,186
Increase in contract assets & contract costs	(114,603)	(48,455)
(Increase)/decrease in operating receivables	(9,408)	15,236
Increase in operating payables	1,766	2,019
Cash generated from operations	78,911	121,897
Income tax paid	(658)	(1,219)
Net cash generated from operating activities	78,253	120,678
Cash Flows from Investing Activities		
Acquisition of property, plant and equipment	(4,845)	(2,258)
Proceeds from disposal of property, plant and equipment	28	36
Investment in financial assets at FVPL	-	(59)
Interest received	830	541
Dividend received from quoted equity investments	149	134
Dividend received from a joint venture	180	-
Advances and loans made to associated companies and a joint venture	(1,625)	(1,442)
Repayment of loan from an associated company	3,200	-
Net cash used in investing activities	(2,083)	(3,048)
Cash Flows from Financing Activities		
Dividends paid to shareholders of the Company	(11,082)	(7,388)
Dividends paid to non-controlling interests of subsidiary	(109)	-
Bank borrowings:		
- Proceeds	9,369	80,000
- Principal paid	(61,650)	(127,444)
- Interest paid	(12,057)	(14,298)
Decrease/(increase) in fixed deposits pledged	92	(4,590)
Lease liabilities:		
- Principal paid	(204)	(208)
- Interest paid	(43)	(21)
Net cash used in financing activities	(75,684)	(73,949)
Net increase in cash and cash equivalents	486	43,681
Cash and cash equivalents at beginning of period	71,212	42,894
Exchange differences on translation of cash and cash equivalents at beginning of period	(59)	(412)
Cash and cash equivalents at end of period	71,639	86,163

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

Notes to Consolidated Statement of Cash Flows

The Group generated net cash from operating activities of \$78.3M in 1HFY2025, mainly from cash receipts related to progress payments for unit sales from the Klimt Cairnhill project, as well as recurring cashflows from its retail and hospitality portfolio.

The cash generated was partially offset by outflows in investing activities of \$2.1M in 1HFY2025. These outflows were mainly due to ongoing refurbishment works at Duxton Hotel Perth and shareholder's loans extended to associated companies and a joint venture, partially mitigated by the repayment of shareholder loan from an associated company.

Net cash used in financing activities for 1HFY2025 was \$75.7M, mainly due to a net repayment of bank borrowings, interest payments and dividend payouts.

The Group had unused bank facilities of \$207.8M as at 31 July 2024.

Notes to the condensed interim financial statements

1 Corporate information

Low Keng Huat (Singapore) Limited ("Company") is incorporated and domiciled in Singapore and whose shares are publicly traded on the Mainboard of the Singapore Exchange. These condensed interim financial statements for the six-month period ended 31 July 2024 comprise the Company and its subsidiaries (collectively, the "Group"). The principal activities of the Group are property development, ownership and operation of serviced apartments and a hotel, as well as investment holding.

2 Basis of preparation

The condensed interim financial statements for the six-month period ended 31 July 2024 have been prepared in accordance with the Singapore Financial Reporting Standards (International) ("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 the understanding of the changes in the Group's financial position and performance of the Group since the last annual audited financial statements for the year ended 31 January 2024.

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.

These financial statements are presented in Singapore dollar which is the Company's functional currency. All financial information has been presented in Singapore dollar and rounded to the nearest thousand (\$'000), unless otherwise stated.

2.1 New and amended standards adopted by the Group

The Group has adopted all the new and revised standards which are effective as at 1 February 2024. The adoption of these new standards did not have any significant impact on the condensed interim financial statements of the Group.

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

2 Basis of preparation (Cont'd)

2.2 Use of judgements and estimates

In preparing the condensed interim 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.

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 audited financial statements as at and for the six-month period ended 31 July 2024.

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 factors during the financial year.

4. Segment and revenue information

The Group is organised into the following main business segments:

- (i) **Property development**
Activities in this segment comprise the development of properties.
- (ii) **Hotel**
Activities in this segment comprise ownership and operation of service apartments, a hotel and a restaurant.
- (iii) **Investment**
Activities in this segment relate mainly to investment in properties, investment in quoted and unquoted equities, construction activities, as well as firm-wide expenses not allocated to core segments.

These operating segments are reported in a manner consistent with internal reports provided to the Executive Chairman and the Managing Director, who are responsible for the allocation of resources and the assessment of performance for each operating segment.

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

4. Segment and revenue information (Cont'd)

4.1(a) Business Segments

	Six-month Period Ended 31 July 2024			
	Property development \$'000	Hotel \$'000	Investment \$'000	Consolidated \$'000
The Group				
<u>Revenue</u>				
Total segment revenue	225,420	24,121	37,733	287,274
Inter-segment revenue	-	(1,106)	(28,242)	(29,348)
External sales	225,420	23,015	9,491	257,926
<u>Results</u>				
Segment results	11,963	2,473	2,211	16,647
Finance income	118	-	751	869
Finance costs	(4,459)	(3,553)	(4,076)	(12,088)
Share of results of associated companies and joint ventures	1,178	-	-	1,178
Profit/(loss) before fair value changes, other gains/(losses), net and taxation	8,800	(1,080)	(1,114)	6,606
Fair value gain on financial assets at FVPL	-	-	347	347
Other gains/(losses), net	-	18	(346)	(328)
Profit/(loss) before taxation	8,800	(1,062)	(1,113)	6,625
Taxation				(887)
Loss attributable to non-controlling interests				55
Net profit attributable to owners of the parent				5,793
Segment assets as at 31 July 2024	494,161	296,305	368,955	1,159,421
Segment liabilities as at 31 July 2024	164,339	160,053	220,055	544,447

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

4. Segment and revenue information (Cont'd)

4.1(a) Business Segments (Cont'd)

	Six-month Period Ended 31 July 2023			
	Property development \$'000	Hotel \$'000	Investment \$'000	Consolidated \$'000
The Group				
<u>Revenue</u>				
Total segment revenue	156,628	23,631	23,287	203,546
Inter-segment revenue	-	(1,112)	(9,644)	(10,756)
External sales	156,628	22,519	13,643	192,790
<u>Results</u>				
Segment results	10,320	3,155	1,858	15,333
Finance income	79	-	656	735
Finance costs	(6,828)	(3,084)	(4,244)	(14,156)
Share of results of associated companies and joint ventures	2,308	-	-	2,308
Profit/(loss) before fair value changes, other losses(net) and taxation	5,879	71	(1,730)	4,220
Fair value loss on financial assets at FVPL	-	-	(1,717)	(1,717)
Other losses, net	-	-	(2,586)	(2,586)
Profit/(loss) before taxation	5,879	71	(6,033)	(83)
Taxation				(1,345)
Profit attributable to non-controlling interests				(35)
Net loss attributable to owners of the parent				(1,463)
Segment assets as at 31 January 2024	542,250	299,688	374,055	1,215,993
Segment liabilities as at 31 January 2024	224,659	158,015	212,605	595,279

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

4. Segment and revenue information (Cont'd)

4.1(b) Geographical Segments

	Revenue		Non-current Assets	
	31 July 2024 \$'000	31 July 2023 \$'000	31 July 2024 \$'000	31 January 2024 \$'000
The Group				
Singapore	247,733	183,421	519,813	528,866
Australia	10,193	9,369	33,428	29,915
Malaysia	-	-	69,548	65,307
	<u>257,926</u>	<u>192,790</u>	<u>622,789</u>	<u>624,088</u>

Revenue is based on the geographical location of external customers. Non-current assets other than deferred tax assets and derivative financial instruments are based on the geographical location of the assets.

Non-current assets information presented above consists of investments in joint ventures and associated companies, investment properties and property, plant and equipment.

4.2 Disaggregation of Revenue

Revenue of the Group comprises of the sale of development properties, the operation of a hotel, serviced apartments and a restaurant, rental income generated from retail properties and income from construction contracts.

The revenue excludes inter-company transactions and applicable goods and services taxes or value-added taxes. The Group derives revenue from contracts with customers based on transfer of goods and services over time and at a point in time as follows:

	Six-month Period Ended 31 July 2024			Six-month Period Ended 31 July 2023		
	At a point in time \$'000	Over Time \$'000	Total \$'000	At a point In time \$'000	Over Time \$'000	Total \$'000
The Group						
Revenue from contracts with customers:						
Sales of development properties	-	225,420	225,420	-	156,628	156,628
Hospitality operations	4,574	18,441	23,015	4,788	17,731	22,519
Construction of buildings	-	-	-	-	4,411	4,411
	<u>4,574</u>	<u>243,861</u>	<u>248,435</u>	<u>4,788</u>	<u>178,770</u>	<u>183,558</u>
Rental income			<u>9,491</u>			<u>9,232</u>
			<u>257,926</u>			<u>192,790</u>

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group and the Company as at 31 July 2024 and 31 January 2024:

	The Group		The Company	
	31 July 2024 \$'000	31 January 2024 \$'000	31 July 2024 \$'000	31 January 2024 \$'000
Financial Assets				
Financial assets at fair value through other comprehensive income (FVOCI)	4,019	4,676	-	-
Financial assets at fair value through profit or loss (FVPL)	28,051	28,068	-	-
Cash and cash equivalents	71,639	71,212	30,327	39,289
Fixed deposits	12,350	12,441	-	-
Amount owing by subsidiaries	-	-	3,033	3,072
Trade and other receivables (i)	34,031	24,544	13,009	8,604
Financial assets at amortised cost	118,020	108,197	46,369	50,965
Financial Liabilities				
Amount owing to subsidiaries	-	-	6,543	11,140
Amount owing to non-controlling shareholders of subsidiaries	353	361	-	-
Provision for directors' fee	98	215	98	215
Borrowings	494,880	547,446	6,722	2,354
Trade and other payables (ii)	39,450	35,809	26,255	24,051
Financial liabilities at amortised cost	534,781	583,831	39,618	37,760

(i) This excludes GST receivable and prepayment.

(ii) This excludes GST payable, advanced payments received from customers and deferred income.

6. Profit/(loss) before taxation

6.1 Significant items

	Six-month Period Ended	
	31 July 2024 \$'000	31 July 2023 \$'000
The Group		
Income		
Dividend income from quoted equity investments	149	134
Fair value gain on financial assets at FVPL	347	-
Finance income	869	735
Gain on disposal of property, plant and equipment	19	27
Expenses		
Amortisation of contract costs	(11,379)	(7,258)
Depreciation of:		
- Investment properties	(1,833)	(1,836)
- Property, plant and equipment	(4,023)	(3,652)
Foreign exchange losses	(364)	(1,248)
Fair value loss on financial assets at FVPL	-	(1,717)
Impairment loss on:		
- Associated companies and joint ventures	-	(1,338)
- Receivables	-	(29)
Interest on bank borrowings and lease liabilities	(12,088)	(14,156)

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

6. Profit/(loss) before taxation (Cont'd)

6.2 Related party transactions

In addition to the information disclosed elsewhere in the condensed interim financial statements, the following are significant transactions that took place between the Group and related parties at mutually agreed amounts:

The Group	Six-month Period Ended	
	31 July 2024	31 July 2023
	\$'000	\$'000
Construction work performed for an associated company	-	4,412
Dividend received from a joint venture	180	-
Repayment of loan from an associated company	3,200	-
Security services charged by other related party	120	107
Service and secondment fee charged to a joint venture	794	819
Shareholders' loans to a joint venture	133	109
Shareholders' loans to associated companies	1,492	1,333

Other related party refers to a company which is controlled by the Group's key management personnel and his close family members.

7. Taxation

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense comprise the following:

The Group	Six-month Period Ended	
	31 July 2024	31 July 2023
	\$'000	\$'000
Current taxation		
- Singapore	671	698
- Foreign	27	-
Deferred taxation	184	(15)
Under provision of current taxation in respect of prior years	5	662
	887	1,345

8. Dividends

The Company	Six-month Period Ended	
	31 July 2024	31 July 2023
	\$'000	\$'000
<u>Dividends paid</u>		
- Ordinary dividends:		
First and final dividend of 1.5 (2023 – 1.0) cents per share, tax exempt paid in respect of the previous financial year	11,082	7,388

There were no dividends proposed for the six-month periods ended 31 July 2024 and 31 July 2023.

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

9. Net asset value and net tangible assets per ordinary share

	The Group		The Company	
	31 July 2024	31 January 2024	31 July 2024	31 January 2024
	\$'000	\$'000	\$'000	\$'000
Net asset value per ordinary share	82 cents	83 cents	84 cents	86 cents
Net tangible assets per ordinary share	81 cents	81 cents	84 cents	86 cents

10. Financial assets at fair value

Financial assets at fair value comprise the following:

The Group	31 July 2024	31 January 2024
	\$'000	\$'000
Financial assets at FVOCI		
- Quoted equity investments	4,019	4,676
Financial assets at FVPL		
- Unquoted equity investments	28,051	28,068
Total financial assets at fair value	32,070	32,744

10.1 Fair value measurement

The Group classifies financial assets measured at fair value using a fair value hierarchy that is dependent on the valuation inputs used. The different levels have been defined as follows:

- Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 - inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)
- Level 3 - inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The following table shows the levels within the hierarchy of financial assets at fair value on a recurring basis at 31 July 2024 and 31 January 2024:

The Group	Level 1	Level 2	Level 3
	\$'000	\$'000	\$'000
31 July 2024			
Financial assets at FVPL – Unquoted equity investments	-	-	28,051
Financial assets at FVOCI – Quoted equity investments	4,019	-	-
31 January 2024			
Financial assets at FVPL – Unquoted equity investments	-	-	28,068
Financial assets at FVOCI – Quoted equity investments	4,676	-	-

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

11. Property, plant and equipment

	The Group		The Company	
	31 July	31 January	31 July	31 January
	2024	2024	2024	2024
	\$'000	\$'000	\$'000	\$'000
Cost				
Balance at beginning of period/year	358,703	357,741	8,421	8,414
Additions	4,845	6,122	121	281
Written off	(1,517)	(285)	(536)	-
Disposals	(205)	(274)	(205)	(274)
Transfer to investment properties	-	(1,581)	-	-
Exchange translation difference	(889)	(3,020)	-	-
Balance at end of period/year	360,937	358,703	7,801	8,421
Accumulated depreciation				
Balance at beginning of period/year	62,914	57,908	4,366	4,202
Depreciation	4,023	7,815	207	429
Written off	(559)	(71)	(536)	-
Disposals	(196)	(265)	(196)	(265)
Transfer to investment properties	-	(670)	-	-
Exchange translation difference	(475)	(1,803)	-	-
Balance at end of period/year	65,707	62,914	3,841	4,366
Accumulated impairment				
Balance at beginning of period/year	1,332	1,544	-	-
Written off	(958)	(212)	-	-
Balance at end of period/year	374	1,332	-	-
Net book value	294,856	294,457	3,960	4,055

During the six-month period ended 31 July 2024, the Group acquired property, plant and equipment at an aggregate cost of \$4,845,000 (31 July 2023 - \$2,258,000). All additions were paid to suppliers of property, plant and equipment for the six-month period ended, except for leased assets. Cash payment of \$4,845,000 (31 July 2023 - \$2,258,000) were made to purchase property, plant and equipment. However, the Group wrote off and disposed of assets amounting to \$9,000 (31 July 2023 - \$9,000).

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

12. Investment properties

The Group's investment properties consisted of commercial properties held for long-term rental yields and/or capital appreciation and are not substantially occupied by the Group. These properties are mainly leased to third parties under operating leases.

	31 July 2024 \$'000	31 January 2024 \$'000
The Group		
<u>Cost</u>		
Balance at beginning of period/year	323,348	321,767
Transferred from property, plant and equipment	-	1,581
Balance at end of period/year	323,348	323,348
<u>Accumulated depreciation</u>		
Balance at beginning of period/year	31,492	27,151
Depreciation	1,833	3,671
Transferred from property, plant and equipment	-	670
Balance at end of period/year	33,325	31,492
<u>Accumulated impairment</u>		
Balance at beginning and end of period/year	1,902	1,902
Net book value	288,121	289,954

13. Valuation

The Group engages external, independent and qualified valuers to determine the fair value of the Group's significant property plant and equipment and investment properties at the end of every financial year, based on the properties' highest-and-best use. As at 31 January 2024, the fair values of certain properties have been determined by Knight Frank Pte Ltd. For other properties, management estimates the properties' fair value based on the properties' highest-and-best use, by assessing the current market trend, with reference to indicative market prices for similar properties in the area.

As at 31 July 2024, management conducted an internal assessment of the valuation by considering any significant changes in operating performance of the properties and assessing movements in market data, such as discount and capitalisation rates. Based on the assessment, management is of the view that the fair values of the freehold properties and leasehold land and buildings had not materially changed from the valuation obtained as at 31 January 2024.

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

13. Valuation (Cont'd)

	As at 31 July 2024			As at 31 January 2024		
	Carrying amount \$'000	Fair value \$'000	Fair value hierarchy	Carrying amount \$'000	Fair value \$'000	Fair value hierarchy
The Group						
<i>Investment properties:</i>						
Retail units	242,457	374,300	Level 3	243,868	374,300	Level 3
Commercial units	44,779	49,870	Level 3	45,192	49,870	Level 3
Office units	885	4,956	Level 3	894	5,139	Level 3
<i>Property, plant and equipment:</i>						
Hotel	32,140	80,068	Level 3	29,586	81,080	Level 3
Serviced apartments	253,554	414,530	Level 3	256,307	414,530	Level 3
Office units	3,582	19,980	Level 3	3,659	20,423	Level 3
The Company						
<i>Property, plant and equipment:</i>						
Office units	2,524	12,072	Level 3	2,585	12,518	Level 3

14. Borrowings

	31 July 2024 \$'000	31 January 2024 \$'000
The Group		
Revolving credit loan – unsecured	5,000	-
Temporary bridging loan – unsecured	1,711	2,341
Revolving credit loan – secured	4,277	597
Term loans – secured	481,960	542,360
	492,948	545,298
Lease liabilities	1,932	2,148
	494,880	547,446
Amount repayable:		
Not later than one year	9,578	5,493
Later than one year and not later than five years	485,302	541,953
	494,880	547,446
The Company		
Revolving credit loan – unsecured	5,000	-
Temporary bridging loan – unsecured	1,711	2,341
	6,711	2,341
Lease liabilities	11	13
	6,722	2,354
Amount repayable:		
Not later than one year	6,284	1,271
Later than one year and not later than five years	438	1,083
	6,722	2,354

LOW KENG HUAT (SINGAPORE) LIMITED
Condensed Interim Financial Statements
Six-month Period Ended 31 July 2024

14. Borrowings (Cont'd)

The secured bank borrowings are secured by bank deposits, mortgages on the borrowing subsidiaries' hotel property, serviced apartments, investment properties and development property, and assignment of all rights and benefits with respect to the properties and corporate guarantees from the Company.

15. Share capital

	31 July 2024	31 January 2024	31 July 2024	31 January 2024
The Group and The Company	No. of ordinary shares		\$'000	\$'000
Issued and fully paid with no par value:				
Balance at beginning and end of period/year	738,816,000	738,816,000	161,863	161,863

The Company did not hold any treasury shares as at 31 July 2024 and 31 January 2024.

There were no outstanding executives' share options granted as at 31 July 2024 and 31 January 2024.

16. Subsequent events

There is no known subsequent event which has led to adjustments to this set of condensed interim financial statements.

1. Review

The consolidated statements of financial position of the Company and its subsidiaries as at 31 July 2024 and the related consolidated profit or loss and other comprehensive income, consolidated statements of changes in equity and consolidated statement of cash flows for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the Group

Property Development

In 1HFY2025, revenue for the Property Development segment rose to \$225.4M from \$156.6M in 1HFY2024. The increase was primarily driven by progress in the percentage of completion at the Klimt Cairnhill project and the sale of 31 units during 1HFY2025.

The Klimt Cairnhill project is a high-end freehold condominium with 138 units located near Newton MRT Station in the Orchard Road vicinity. As of 31 July 2024, 121 out of 138 units had been sold, including 31 units sold in 1HFY2025. The project was 82% complete as of 31 July 2024.

During 1HFY2025, the segment recorded a share of profit amounting to \$1.4M from Dalvey Breeze, with 4 units sold at the Dalvey Haus project. As of 31 July 2024, all 17 units at Dalvey Breeze had been sold, with the project obtaining TOP in July 2023 and CSC in December 2023.

The segment reported a profit before tax and non-controlling interests of \$8.8M in 1HFY2025, up from \$5.9M in 1HFY2024. The increase was primarily due to higher profits recognised for the Klimt Cairnhill project, as well as lower finance costs incurred. This increase was partially offset by a decrease in share of profit from Dalvey Breeze, amounting to \$1.4M in 1HFY2025, as compared to \$2.5M achieved in 1HFY2024.

Hotel

In 1HFY2025, revenue from the Hotel segment grew to \$23.0M from \$22.5M in 1HFY2024. The increase was mainly due to higher revenue at Duxton Hotel Perth from improved occupancy and average daily rates. Lyf@Farrer also saw higher revenue from increased average daily rates. However, Citadines Balestier saw a decline in revenue due to lower average daily rates. Occupancy rates at both serviced apartments remained stable year-on-year.

Loss before tax and non-controlling interests for the Hotel segment was \$1.1M in 1HFY2025, compared to a profit of \$0.1M in 1HFY2024. While the overall operating performance for the hospitality properties remained stable, property income generated from these assets was offset by operating losses at the restaurant and higher finance costs incurred.

Investment

Investment revenue decreased to \$9.5M in 1HFY2025 from \$13.6M in 1HFY2024, primarily due to the absence of construction revenue during 1HFY2025. In 1HFY2024, the Dalvey Haus project contributed \$4.4M in construction revenue after achieving TOP in July 2023 and CSC in December 2023. Revenue from Paya Lebar Square increased slightly by \$0.1M compared to the previous period.

The segment reported a loss before tax and non-controlling interests of \$1.1M in 1HFY2025, a significant improvement from a loss of \$6.0M in 1HFY2024. This improvement was driven by higher profits at Paya Lebar Square, and a turnaround in fair value adjustments for financial assets at FVPL, which was a gain of \$0.3M, offset by a net foreign exchange loss of \$0.3M. In contrast, 1HFY2024 saw the segment recognise a fair value loss of \$1.7M and a net foreign exchange loss of \$1.2M, in addition to impairment losses on associated companies and joint ventures of \$1.3M.

2. Review of performance of the Group (Cont'd)

Net profit attributable to shareholders

Profit before fair value changes, other losses (net) and taxation increased to \$6.6M in 1HFY2025 from \$4.2M in 1HFY2024. Although reduced borrowings led to lower interest expenses, high interest rates continued to dampen overall profitability.

The Property Development segment remained the largest contributor to the Group's earnings, driven by profit from the Klimt Cairnhill project, as well as share of profit from Dalvey Breeze. While operating profit from the hospitality properties tends to fluctuate, income from the Group's retail mall remains stable.

Net profit attributable to shareholders was \$5.8M in 1HFY2025, a significant improvement from the net loss of \$1.5M in 1HFY2024. The improved net profit in 1HFY2025 was supported by a fair value gain of \$0.3M, albeit a net foreign exchange loss of \$0.3M was recognised. In 1HFY2024, the Group's operating profits were impacted by a fair value loss of \$1.7M, a net foreign exchange loss of \$1.2M and impairment losses on associated companies and joint ventures of \$1.3M.

Financial position and working capital of the Group

The Group's total assets decreased by \$56.6M to \$1,159.4M as at 31 July 2024 from \$1,216.0M as at 31 January 2024. The decrease was mainly driven by a reduction in development properties following the sale of units at the Klimt Cairnhill project. On the other hand, this was partially offset by an increase in contract assets, reflecting higher unbilled revenue from the project as construction progressed, as well as the additional sale of 31 units in 1HFY2025.

The Group's total liabilities decreased by \$50.9M to \$544.4M as at 31 July 2024 from \$595.3M as at 31 January 2024. The decrease was mainly due to net repayments of bank borrowings. Net gearing ratio improved to 0.68 as at 31 July 2024 from 0.76 as at 31 January 2024.

As at 31 July 2024, the Group's working capital (current assets – current liabilities) was \$446.7M.

Cash flows

Cash and cash equivalents and fixed deposits increased by \$0.3M to \$84.0M as at 31 July 2024 from \$83.7M as at 31 January 2024. In 1HFY2025, the Group generated \$78.3M of operating cash flows, primarily from the sale of units and progress billings at the Klimt Cairnhill project, as well as recurring cash flows from its retail and hospitality portfolio. The cash generated from operating activities was primarily used to repay bank borrowings totalling \$61.7M, interest payments amounting to \$12.1M and dividends of \$11.2M.

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

Not applicable.

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 operating period and the next 12 months

In August 2024, the Ministry of Trade and Industry (MTI) reported that Singapore's economy grew by 2.9% year-on-year in the second quarter of 2024, comparable to the 3.0% growth observed in the previous quarter. The accommodation sector experienced growth, driven by the continued recovery in international visitor arrivals, while private residential sales remained slow. MTI also projected Singapore's GDP growth to be between 2.0% and 3.0% for the entirety of 2024.

Amid the ongoing slowdown in private residential sales due to weak market sentiment and the delay in US interest rate cuts, the Group remains focused on completing and selling the remaining units at the Klimt Cairnhill project. As of 3 September 2024, 124 (90%) of Klimt Cairnhill's units and 17 (100%) of Dalvey Haus's units have been sold.

In line with our strategy to replenish the landbank, the Group, alongside a joint venture partner, successfully secured a tender for a residential development land parcel at Canberra Crescent. The Group holds a 30% equity stake in the joint venture. As our existing residential projects are either completed or nearing completion, this acquisition will add to our development pipeline.

Overall demand growth for serviced apartments is anticipated to moderate this year due to increased hotel availability and heightened competition from other regional destinations. However, ongoing recovery in international visitor arrivals, supported by visa-free arrangements, expanded flight capacities for Chinese tourists, and international live entertainment and sporting events, is expected to help offset the impact. Also, initiatives are underway to enhance the competitiveness of Duxton Hotel Perth.

Paya Lebar Square continues to maintain strong occupancy rates. However, the retail sector is anticipated to face continued challenges in the next financial year, primarily due to a softer demand for physical space, driven mainly by reduced consumer spending as more people travel abroad, as well as increased competition from online shopping platforms. Despite this, the mall's overall operational performance is expected to remain stable.

Notwithstanding the challenges posed by heightened interest rates and escalating costs, potential interest rate reductions could alleviate pressure for the Group. However, these expected rate reductions have been delayed, with high interest rates continuing to impact on our bottom line. Management is committed to maintaining a strong balance sheet and prudent capital management, with a cautious approach to acquisitions and investments to ensure sustainable returns for shareholders.

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

Not applicable.

6. Dividend

(a) Current Financial Period Reported On

Any dividend declared/recommended for the current financial period reported on? No

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? No

(c) Date payable

Not applicable.

6. Dividend (Cont'd)

(d) Books closure date

Not applicable.

7. If no dividend has been declared/recommended, a statement to that effect and the reason(s) for the decision.

No dividend has been declared for the six-month period ended 31 July 2024 as it is not the usual practice of the Group to declare interim dividend.

8. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group has not obtained a general mandate from shareholders of the Company for Interested Person Transactions.

9. 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) of the Listing Manual

The Company 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.

10. Segmented revenue and results for business or geographical segments (of the Group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year

Please refer to paragraph 2 above.

11. Additional Information Required Pursuant to Rule 706A

During the six-month period ended 31 July 2024, the Company did not incorporate or acquire any shares which resulted in any company becoming a subsidiary or associated company, or increasing its shareholding percentage in any subsidiary. The company also did not sell any shares which resulted in any company ceasing to be a subsidiary or associated company, or decreasing its shareholding percentage in any subsidiary.

Confirmation by the Board

On behalf of the Board of Directors of the Company, we, the undersigned, hereby confirm to the best of our knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the condensed interim financial statements for the six-month period ended 31 July 2024 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Low Keng Boon @ Lau Boon Sen
Executive Chairman

Dato' Marco Low Peng Kiat
Managing Director

13 September 2024