



BONVESTS HOLDINGS LIMITED AND ITS SUBSIDIARIES
Company Registration No. 196900282M
Unaudited Interim Financial Statements for the Year Ended 30 June 2024

Part I INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

1(a) Condensed interim consolidated statement of profit or loss and other comprehensive income

	Group		Increase/ (Decrease) %
	Period ended 30 June		
	2024 S\$'000	2023 S\$'000	
Revenue (Note 1a(i))	108,991	105,372	3.4
Other income and other gains			
- Interest income	230	214	7.5
- Other income (Note 1a(ii))	909	1,074	(15.4)
- Other losses (Note 1a(ii))	(767)	(372)	106.2
Changes in inventories of finished goods	555	(326)	Nm
Materials and consumables purchased (Note 1a(iii))	(12,788)	(11,078)	15.4
Employee benefit costs (Note 1a(iv))	(38,689)	(35,076)	10.3
Depreciation expenses (Note 1a(v))	(14,124)	(13,590)	3.9
Write-back of financial assets	9	68	(86.8)
Other operating expenses	(36,538)	(35,978)	1.6
Finance costs (Note 1a(vi))	(9,699)	(9,172)	5.7
(Loss) / Profit before income tax	(1,911)	1,136	Nm
Income tax expense (Note 1a(viii))	(325)	(2,363)	(86.2)
Loss after income tax	(2,236)	(1,227)	82.2
Other comprehensive income:			
Items that may be reclassified subsequently to profit or loss :			
Currency translation gains arising from consolidation (Note 1a(ix))	3,209	10,452	(69.3)
Exchange gains / (losses) relating to net investment hedge	645	(970)	Nm
	3,854	9,482	(59.4)
Items that will not be reclassified subsequently to profit or loss :			
Currency translation gains arising from consolidation	-	2	Nm
Financial assets at fair value through other comprehensive income			
- Fair value (losses)/ gains - equity investments	(804)	234	Nm
Other comprehensive income, net of tax	3,050	9,718	(68.6)
Total comprehensive income	814	8,491	(90.4)
Loss attributable to:			
Equity holders of the Company	(2,229)	(1,063)	109.7
Non-controlling interests	(7)	(164)	(95.7)
	(2,236)	(1,227)	82.2
Total comprehensive income/(loss) attributable to:			
Equity holders of the Company	821	8,653	(90.5)
Non-controlling interests	(7)	(162)	(95.5)
	814	8,491	(90.4)
Loss per share attributable to equity holders of the Company (expressed in cents per share)			
- Basic	(0.555)	(0.265)	
- Diluted	(0.555)	(0.265)	

Nm denotes Not meaningful

Explanatory Notes

Note 1a(i) Revenue

	Group	
	Period ended 30 June	
	2024	2023
	S\$'000	S\$'000
Revenue from contracts with customers:		
Hotel operations	77,519	77,745
Waste disposal and contract cleaning services	21,582	17,931
Car parking fees and service charge	1,346	1,323
	<u>100,447</u>	<u>96,999</u>
Other revenue:		
Rental income	8,544	8,373
	<u>8,544</u>	<u>8,373</u>
	<u>108,991</u>	<u>105,372</u>
Timing of revenue recognition for revenue from contracts with customers		
At a point in time	35,081	34,569
Over time	65,366	62,430
	<u>100,447</u>	<u>96,999</u>

Note 1a(ii) Included in "Other income" and "Other losses" are the following items:

	Group	
	Period ended 30 June	
	2024	2023
	S\$'000	S\$'000
Other income includes:		
Management fee charged to related companies	114	104
Government grants and other rebates	320	540
Other losses include:		
Foreign exchange loss, net (Note 1a(vii))	(834)	(467)
Gain on disposal of property, plant and equipment, net	67	94

Note 1a(iii) Materials and consumables purchased for the period ended 30 June 2024 increased due to higher consumption by the Hotel Division.

Note 1a(iv) Employee benefit costs for the period ended 30 June 2024 increased mainly due to increase in wage related costs for the Hotel and Industrial Divisions.

Note 1a(v) Depreciation expenses for the period ended 30 June 2024 increased mainly due to the commencement of hotel operations in Douz, Tunisia in December 2023.

Note 1a(vi) Finance costs for the period ended 30 June 2024 increased mainly due to higher interest rate.

Note 1a(vii) Foreign exchange loss for the period ended 30 June 2024 was mainly due to the strengthening of the United States Dollar ("USD") against the Singapore Dollar ("SGD").

Note 1a(viii) The income tax expense can be analysed as follows:

	Group	
	Period ended 30 June	
	2024	2023
	S\$'000	S\$'000
Current taxation charge	2,674	2,320
Deferred taxation	(2,356)	(75)
Over provision in prior years	7	118
	<u>325</u>	<u>2,363</u>

Note 1a(ix) Currency translation differences arose mainly from the translation of the net assets of the Group's foreign operations which are denominated in Tunisian Dinar ("TND"), Mauritian Rupee, Australian Dollar ("AUD"), USD, Indonesian Rupiah, Moroccan Dirham and Tanzanian Shilling.

Note 1a(x) Related party transactions

In addition to the related party information disclosed elsewhere in the condensed financial statements, the following are transactions with related parties:

	Group	
	Period ended 30 June	
	2024	2023
	S\$'000	S\$'000
Sales and purchases of goods and services :		
Cleaning service fee and waste disposal fee income from a company controlled by a director	131	122
Management fee income from:		
- Ultimate holding company	7	2
- Company controlled by a director	108	102
Rental income from a company controlled by a director	12	12
Rental expense paid to a company controlled by a director	5	5
Cleaning service to a director	11	-
Garden management service from a company controlled by a family member of the directors	7	-
Design, consultancy services, garden build and setup from a company controlled by a family member of the directors	49	-

1(b)(i) Condensed interim statements of financial position

	Note	Group		Company	
		30 June 2024	31 December 2023	30 June 2024	31 December 2023
		S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets					
Investment properties	A	603,160	602,837	-	-
Property, plant and equipment	B	603,670	607,887	617	725
Subsidiaries	C	-	-	921,606	922,491
Goodwill		9,881	9,872	-	-
Financial assets, at fair value through other comprehensive income ("FVOCI")	D	836	1,640	-	-
Financial assets, at fair value through profit or loss ("FVPL")	D	1,500	1,500	-	-
Club memberships		21	21	21	21
Accrued rental income		2,058	1,890	-	-
Long-term prepayments and receivables		25	3	-	-
Deferred income tax assets		4,547	4,396	-	-
		1,225,698	1,230,046	922,244	923,237
Current assets					
Inventories		9,145	8,890	-	-
Trade and other receivables	E	26,376	26,689	139	34
Income tax recoverable		3,168	3,083	-	-
Advances to subsidiaries (non-trade)		-	-	5,275	5,245
Cash and bank balances	refer to 1(c)	27,008	29,686	1,486	2,425
	G	65,697	68,348	6,900	7,704
Total assets		1,291,395	1,298,394	929,144	930,941
Equity attributable to equity holders of the Company					
Share capital		254,139	254,139	254,139	254,139
Retained profits	refer to 1(d)(i)	708,165	713,606	123,341	128,491
Other reserves	refer to 1(d)(i)	(126,983)	(130,033)	-	-
		835,321	837,712	377,480	382,630
Non-controlling interests	refer to 1(d)(i)	124	131	-	-
Total equity		835,445	837,843	377,480	382,630

	Note	Group		Company	
		30 June 2024 S\$'000	31 December 2023 S\$'000	30 June 2024 S\$'000	31 December 2023 S\$'000
Non-current liabilities					
Borrowings	H	243,186	241,815	205,000	205,000
Long-term liabilities		8,785	7,139	-	-
Lease liabilities		33,006	32,294	-	-
Deferred income tax liabilities		12,562	14,875	-	-
		<u>297,539</u>	<u>296,123</u>	<u>205,000</u>	<u>205,000</u>
Current liabilities					
Trade and other payables	F	39,608	43,113	702	1,018
Lease liabilities		1,802	1,978	-	-
Income tax liabilities		5,774	5,481	42	86
Borrowings	H	111,227	113,856	74,070	76,144
Advances from subsidiaries (non-trade)		-	-	271,850	266,063
		<u>158,411</u>	<u>164,428</u>	<u>346,664</u>	<u>343,311</u>
Total liabilities		<u>455,950</u>	<u>460,551</u>	<u>551,664</u>	<u>548,311</u>
Total equity and liabilities		<u>1,291,395</u>	<u>1,298,394</u>	<u>929,144</u>	<u>930,941</u>

The material variances noted from the statements of financial position as at 30 June 2024 as compared with those of 30 June 2023 are explained as follows:

- (A) The increase in investment properties was mainly due to the upwards currency translation adjustment on opening balance due to strengthening of AUD against SGD.
- (B) Property, plant and equipment decreased mainly due to higher depreciation charged during the period, partially offset against additions and the upwards currency translation adjustment on opening balance due to the strengthening of USD and AUD against SGD. During the six months ended 30 June 2024 the Group acquired property, plant and equipment with an aggregate cost of S\$4,865,000 (30 June 2023: S\$19,180,000) and disposed of property, plant and equipment amounting to S\$65,000 (30 June 2023: S\$153,000).
- (C) Subsidiaries decreased mainly due to repayments of amounts owing by subsidiaries on long-term loan account. The amounts owing by subsidiaries on long-term loan account are considered an extension of the Company's net investment in the subsidiaries. These are unsecured, interest-free and are not expected to be repaid within one year.
- (D) Financial assets at FVOCI and FVPL
The Group classifies financial assets measured at fair value using a fair value hierarchy which reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:
- quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
 - 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 2); and
 - inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

The following table presented the assets measured at fair value:

	Level 1 S\$'000	Level 2 S\$'000	Level 3 S\$'000	Total S\$'000
Group - 30 June 2024				
Financial assets, at FVOCI	836	-	-	836
Financial assets, at FVPL	-	-	1,500	1,500
Group - 31 December 2023				
Financial assets, at FVOCI	1,640	-	-	1,640
Financial assets, at FVPL	-	-	1,500	1,500

The fair value of financial instruments traded in active markets (such as financial assets, at FVOCI) is based on quoted market prices at the end of reporting period. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in Level 1.

There were no transfers between Level 1 and Level 2 during the period.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each balance sheet date. Quoted market prices or dealer quotes for similar instruments are used to estimate fair value for long-term debt for disclosure purposes. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments. Where a valuation technique for these instruments is based on significant unobservable inputs, such instruments are classified as Level 3.

The following table presents the Level 3 instruments:

	<u>30 June 2024</u>	<u>31 December 2023</u>
	<u>S\$'000</u>	<u>S\$'000</u>
Beginning of financial period/year - Financial assets, at FVPL	1,500	1,500

Valuation techniques and inputs used in Level 3 fair value measurements

Description	Valuation technique	Fair value at 30 June 2024 (S\$'000)	Unobservable inputs ^(a)	Range of unobservable inputs	Relationship of unobservable inputs to fair
Non-listed convertible bond	Binomial Option Pricing Model	1,500	Discount rate	3%	The higher the discount rate, the lower the fair value
		(2023: 1,500)		(2023: 3%)	

(a) There were no significant inter-relationship between unobservable inputs.

There were no transfers between Levels 2 and 3 during the period.

(E) Trade and other receivables

	<u>Group</u>	
	<u>30 June 2024</u>	<u>31 December 2023</u>
	<u>S\$'000</u>	<u>S\$'000</u>
Trade receivables:		
- third parties	13,892	15,088
Loss allowance	(930)	(934)
Net trade receivables	<u>12,962</u>	<u>14,154</u>
Other receivables:		
Deposits	949	782
Staff loans	57	12
GST/VAT recoverable	3,335	4,603
Prepayments	5,159	4,457
Prepayments made to contractors	2,259	1,682
Accrued rental income	94	116
Others	1,561	780
Accrued management fee income from companies controlled by a director of the Company	-	103
	<u>13,414</u>	<u>12,535</u>
	<u>26,376</u>	<u>26,689</u>

Aging of the Group's trade receivables:

	<u>Amount Owing</u>	<u>Loss Allowance</u>	<u>Net</u>
	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>
Within 30 days	11,225	-	11,225
30 to 60 days	952	-	952
60 to 90 days	328	-	328
More than 90 days	1,387	(930)	457
	<u>13,892</u>	<u>(930)</u>	<u>12,962</u>

The trade and other receivables are expected to be recovered in the ordinary course of business. In relation to the loss allowance on trade receivables, the Group will continue to follow up and/or take appropriate actions as practicable.

The amounts do not relate to the Group's major customers. The loss allowance relates mainly to sales reported prior to FY2019.

The Board is of the opinion that the methodologies used to determine the value of the impairment of the trade and other receivables is reasonable.

The Board is of the view that there is no indication the remaining trade and other receivables are unrecoverable. The Group continues to closely monitor and follow up on the remaining trade and other receivables.

(F) Trade and other payables

	Group	
	30 June 2024	31 December 2023
	S\$'000	S\$'000
Trade payables	18,607	15,678
Rental deposits	1,365	1,238
Liabilities incurred for capital expenditure	782	1,951
Deferred income	1,702	729
Social security contributions	633	648
Employee benefits	1,483	2,250
GST/VAT payable	848	1,431
Other taxes payable	383	627
Contract liabilities	3,702	6,056
Accrued staff costs	3,939	4,447
Accrued operating expenses	6,156	8,050
Amount due to a related company	8	8
	<u>39,608</u>	<u>43,113</u>

The carrying amounts have been assessed to be a reasonable approximation of their fair values due to their short-term nature.

(G) Notwithstanding the Group and the Company's negative working capital as at 30 June 2024, it has sufficient financial resources and liquidity to meet its short-term obligations. The Group has unutilised committed credit facilities available to be drawn upon if required. The management may also further leverage on unencumbered investment properties and hotel properties for new credit facilities to ensure that the Group has adequate amount of credit facilities. Management will continue to strive to preserve cash with cost management measures and deferment of non-essential capital expenditure. The Group expects to fulfil its payment obligations in the next 12 months through (i) its existing cash balance; (ii) external bank facilities; and (iii) cash flows from operations. After reviewing the most recent projections and having considered measures by the Group to conserve cash resources, together with continued support from the financial institutions, the Group is expected to have sufficient cash flows to continue its operations and meet its financial obligations as and when they fall due.

The suspension of testing for the compliance and amendments to certain loan covenants and in relation to its borrowings have been granted by two financial institutions for the period ended 30 June 2024. The Group currently complies with all other financial covenants and rolled over all revolving credit facilities as at the date of these financial statements.

(H) Long-term borrowings increased mainly due to the reclassification of bank borrowings from short-term borrowings.

(I) Subsequent events

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

1(b)(ii) Aggregate amount of group's borrowings, debt securities and lease liabilities

	Group			
	As At 30/06/2024		As At 31/12/2023	
	Secured	Unsecured	Secured	Unsecured
	S\$'000	S\$'000	S\$'000	S\$'000
Amount repayable in one year or less	<u>111,030</u>	<u>197</u>	<u>113,663</u>	<u>193</u>
Amount repayable after one year	<u>242,661</u>	<u>525</u>	<u>241,202</u>	<u>613</u>

Details of collaterals

The collaterals for the group's secured borrowings as at 30 June 2024 are as follows :

- A foreign subsidiary's freehold land and buildings, equipment and business;
- A local subsidiary's investment property, including rental proceeds, interests in tenancy agreements and insurance policies;
- A local subsidiary's freehold land and buildings, including rental proceeds, interests in tenancy agreements, interests in hotel management agreements and insurance policies;
- A foreign subsidiary's freehold land and building, and equipment, including rental proceeds, interests in tenancy agreements, interests in hotel management agreements and insurance policies; and
- A foreign subsidiary's leasehold land and building, and equipment, including rental proceeds, interests in tenancy agreements, interests in hotel management agreements and insurance policies.

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group	
	Period ended	
	30 June 2024	30 June 2023
	S\$'000	S\$'000
Cash Flows from Operating Activities		
(Loss) / Profit before taxation	(1,911)	1,136
Adjustments for:		
Depreciation of property, plant and equipment	14,124	13,590
Interest income	(230)	(214)
Net gain on disposal of property, plant and equipment	(67)	(94)
Loss /(gain) on termination of lease	3	(1)
Interest expense	9,699	9,172
Write-back on financial assets - net	(9)	(68)
Unrealised currency translation losses	1,417	594
Changes in working capital:	23,026	24,115
Inventories	(125)	966
Trade and other receivables	85	2,976
Trade and other payables	(1,170)	(5,813)
Cash generated from operations	21,816	22,244
Income tax paid	(2,343)	(2,412)
Net cash provided by operating activities	19,473	19,832
Cash Flows from Investing Activities		
Acquisition of property, plant and equipment	(6,298)	(19,337)
Additions to investment properties	(4)	-
Proceeds from disposal of property, plant and equipment	189	247
Interest received	230	214
Net cash used in investing activities	(5,883)	(18,876)
Cash Flows from Financing Activities		
Payment to non-controlling shareholders for purchase of shares in subsidiary	-	(6,193)
Proceeds from bank borrowings	1,718	20,651
Repayment of bank borrowings	(6,994)	(8,323)
Principal payment of lease liabilities	(955)	(740)
Interest paid	(8,937)	(8,333)
Dividends paid to equity holders of the Company	(3,212)	(6,424)
Net cash used in financing activities	(18,380)	(9,362)
Net decrease in cash and bank balances	(4,790)	(8,406)
Cash and cash equivalents		
Beginning of financial period	29,682	30,706
Effect of currency translation of cash and bank balances	44	472
Cash and cash equivalent at end of the period (Note A)	24,936	22,772

Note A

Cash and cash equivalents

	Group	
	Period ended	
	30 June 2024	30 June 2023
	S\$'000	S\$'000
Cash and cash equivalents comprise:		
Cash and bank balances	23,764	18,529
Fixed deposits	3,244	5,828
Less:		
Bank overdrafts	(2,072)	(1,585)
	24,936	22,772

1(d)(i)

A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Condensed interim statements of changes in equity

The Group

	Attributable to equity holders of the Company						Total	Non-controlling interests	Total equity
	Share capital	Retained profits	Revaluation surplus reserve	Fair value reserve	Currency translation reserve	Premium paid on acquisition of non-controlling interests			
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
Balance at 1 January 2024	254,139	713,606	15,485	(10,726)	(94,228)	(40,564)	837,712	131	837,843
Loss after income tax for the period	-	(2,229)	-	-	-	-	(2,229)	(7)	(2,236)
Other comprehensive (loss)/income for the period	-	-	-	(804)	3,854	-	3,050	-	3,050
Total comprehensive (loss)/income for the period	-	(2,229)	-	(804)	3,854	-	821	(7)	814
2023 final tax-exempt dividend	-	(3,212)	-	-	-	-	(3,212)	-	(3,212)
Total transactions with owners, recognised directly in equity	-	(3,212)	-	-	-	-	(3,212)	-	(3,212)
Balance at 30 June 2024	254,139	708,165	15,485	(11,530)	(90,374)	(40,564)	835,321	124	835,445
Balance at 1 January 2023	254,139	712,702	15,485	(9,801)	(92,638)	(37,650)	842,237	3,569	845,806
Loss after income tax for the period	-	(1,063)	-	-	-	-	(1,063)	(164)	(1,227)
Other comprehensive loss for the period	-	-	-	234	9,482	-	9,716	2	9,718
Total comprehensive (loss)/income for the period	-	(1,063)	-	234	9,482	-	8,653	(162)	8,491
2022 final tax-exempt dividend	-	(6,424)	-	-	-	-	(6,424)	-	(6,424)
Dividend paid by subsidiary to non-controlling interests	-	-	-	-	-	(2,914)	(2,914)	(3,279)	(6,193)
Total transactions with owners, recognised directly in equity	-	(6,424)	-	-	-	(2,914)	(9,338)	(3,279)	(12,617)
Balance at 30 June 2023	254,139	705,215	15,485	(9,567)	(83,156)	(40,564)	841,552	128	841,680

The Company

	Share capital S\$'000	Retained profits S\$'000	Total equity S\$'000
Balance at 1 January 2024	254,139	128,491	382,630
Profit after income tax and total comprehensive income for the period	-	(1,938)	(1,938)
2023 final tax-exempt dividend	-	(3,212)	(3,212)
Total transactions with owners, recognised directly in equity	-	(5,150)	(5,150)
Balance at 30 June 2024	254,139	123,341	377,480
Balance at 1 January 2023	254,139	117,929	372,068
Profit after income tax and total comprehensive income for the period	-	(3,784)	(3,784)
2022 final tax-exempt dividend	-	(6,424)	(6,424)
Total transactions with owners, recognised directly in equity	-	(10,208)	(10,208)
Balance at 30 June 2023	254,139	107,721	361,860

- 1(d)(ii) **Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

There has been no change in the Company's share capital since the end of the previous period reported on.

The Company has no treasury shares and no outstanding options as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

- 1(d)(iii) **To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

There were no treasury shares as at 30 June 2024 and 31 December 2023. The total number of issued shares as at 30 June 2024 was 401,516,968 (31 December 2023: 401,516,968).

- 1(d)(iv) **A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable.

- 1(e) **Corporate information**

The Company is incorporated as limited liability company and domiciled in Singapore whose shares are publicly traded on the Singapore exchange. These condensed interim consolidated financial statements for the six months ended 30 June 2024 comprise the Company and its subsidiaries (collectively, the Group). The principal activities of the Company are those relating to investment holding and provision of management services to its subsidiaries.

The immediate and ultimate holding company is Goldvein Holdings Pte. Ltd., a company incorporated in Singapore.

- 2 **Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed.

- 3 **Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a 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 issues.

(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.

Not applicable.

- 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 condensed interim financial statements for the six months ended 30 June 2024 have been prepared in accordance with 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 an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2023.

The condensed interim financial statements are presented in Singapore Dollars which is the Company's functional currency. All financial information presented in Singapore Dollars have been rounded to the nearest thousand, unless otherwise stated.

Except as disclosed in paragraph 5, the financial statements have been prepared using the same accounting policies and methods of computation as presented in the audited financial statements for the financial year ended 31 December 2023.

Critical accounting estimates

The following are the critical accounting estimates used in applying the Group's accounting policies in the financial statements for the half year ended 30 June 2024:

Valuation of Investment properties ("IP") and Impairment of Property, plant and equipment ("PPE")

The Group carries its investment properties at fair value with changes in fair value being recognised in profit and loss account, determined annually by independent, professionally-qualified property valuers.

For the purpose of this condensed consolidated interim financial statements for the half year ended 30 June 2024, the Board of Directors would like to highlight that the carrying amounts of IP as at 30 June 2024 are based on the independent valuations as at 31 December 2023, adjusted for upward currency translation adjustment on opening balance due to strengthening of AUD against SGD. The management and the Board of Directors are of the view that the valuations of the investment properties as at 30 June 2024 remain substantially the same from those as at 31 December 2023.

Property, plant and equipment ("PPE") are stated at cost, less accumulated depreciation and accumulated impairment losses, if any. Freehold land and asset under construction are not depreciated. Management performed an assessment for indicators of impairment on PPE and a further impairment assessment was performed where impairment indicators were identified. Determining whether the carrying value of PPE is impaired requires an estimation of the recoverable amount of the cash-generating units ("CGUs"). This requires the Group to estimate the fair value of the PPE or value in use by estimating the future cash flows expected from the CGUs and an appropriate discount rate in order to calculate the present value of future cash flows. No impairment was required as at 30 June 2024 as the recoverable amount of the CGU was estimated to be higher than its carrying amount.

For illustration purposes, a decline of 5% in the carrying amounts of Group's properties as at 30 June 2024 would have the following estimated impact on the net asset value per ordinary share of the Group. This sensitivity analysis assumes that all other variables remain constant.

	Group		
	30 June 2024	Illustrative impact	Pro forma
Carrying value of Investment properties and Property, plant and equipment (S\$'000)	1,206,830	(60,342)	1,146,488
Number of ordinary shares	401,516,968	-	401,516,968
Net asset value per ordinary share (S\$) of the Group	2.08	(0.15)	1.93

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.**

The Group adopted the standards, amendments and interpretations to existing standards that are mandatory for application for the financial period beginning 1 January 2024 or from their effective date, if later. There were no substantial changes to the Group's accounting policies nor any significant impact on the financial statements arising from the adoption.

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

Loss per ordinary share after deducting any provision for preference dividends:	Group	
	First Half Ended 30 June 2024	First Half Ended 30 June 2023
Based on weighted average number of ordinary shares in issue (cents)	(0.555)	(0.265)
On a fully diluted basis (cents)	(0.555)	(0.265)
Weighted average number of ordinary shares	401,516,968	401,516,968

As at 30 June 2024, there was no outstanding share options.

Loss per ordinary share on existing issued share capital is computed based on the weighted average number of shares in issue of 401,516,968 for both periods.

7 **Net asset value (for the issuer and group) per ordinary share**

	Group		Company	
	30/06/2024	31/12/2023	30/06/2024	31/12/2023
Net asset value per ordinary share (S\$)	2.08	2.09	0.94	0.95

Net asset value per share for both periods is computed based on the number of shares (excluding treasury shares) in issue of 401,516,968.

A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:
(a) 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; and
(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Segment Revenue	Group		Increase/ (Decrease) %
	Period ended		
	30/06/2024 S\$'000	30/06/2023 S\$'000	
Rental	9,891	9,696	2.0
Hotel	77,519	77,745	(0.3)
Industrial	21,581	17,931	20.4
Investment	-	-	Nm
Others	-	-	Nm
Total	108,991	105,372	3.4
Segment result	Group		Increase/ (Decrease) %
	Period ended		
	30/06/2024 S\$'000	30/06/2023 S\$'000	
Rental	5,969	5,196	14.9
Hotel	16,399	19,729	(16.9)
Industrial	1,317	3	438.0
Investment	(7)	(6)	16.7
Development	(4)	(3)	33.3
Others ⁽²⁾	(1,992)	(1,235)	61.3
Earnings before interests, taxes, depreciation and amortisation ("EBITDA") ⁽¹⁾	21,682	23,684	(8.5)
Finance costs	(9,699)	(9,172)	5.7
Depreciation of property, plant and equipment	(14,124)	(13,590)	3.9
Interest income	230	214	7.6
(Loss)/Profit before taxation	(1,911)	1,136	Nm
Income tax expense	(325)	(2,363)	(86.2)
Loss after income tax	(2,236)	(1,227)	82.2

Nm denotes Not meaningful

¹ EBITDA is defined as profit before interest, depreciation expenses, tax and other gain/(loss)

² Others mainly include Corporate expenses and foreign currency translation gain/(loss)

HALF YEAR 2024 ANNOUNCEMENT

Overall Performance of the Group

The revenue of the Group for the period ended 30 June 2024 ('1H2024') of S\$108.991 million increased by 3.4% from S\$105.372 million for the period ended 30 June 2023 ('1H2023'). The increase was mainly attributed to higher revenue from the Industrial Division.

EBITDA for 1H2024 of S\$21.682 million decreased by 8.5% as compared to 1H2023 EBITDA of S\$23.684 million mainly due to higher operating expenses from the Hotel Division.

Finance cost of S\$9.699 million in 1H2024 increased by 5.7% as compared to S\$9.172 million in 1H2023. The increase was mainly due to higher interest rates during the period.

The Group's loss before taxation of S\$1.911 million for 1H2024 as compared to profit before taxation of S\$1.136 million in 1H2023, mainly due to higher finance cost, depreciation and lower EBITDA as explained above.

Rental Division

Revenue for the Rental Division of \$9.891 million for 1H2024 increased by 2.0% from S\$9.696 million for 1H2023.

Segment EBITDA of S\$5.969 million for 1H2024 increased by 14.9% from S\$5.196 million for 1H2023 mainly due to reduction in operating expenses and utilities in 1H 2024.

Hotel Division

Revenue for the Hotel Division of S\$77.519 million for 1H2024 decreased by 0.3% from S\$77.745 million for 1H2023.

Segment EBITDA of S\$16.399 million for 1H2024 decreased by 16.9% from S\$19.729 million for 1H2023 mainly due to higher operating expenses and the commencement of hotel operations in Douz, Tunisia in December 2023, which has not yet to achieve stabilisation.

Industrial Division

Revenue for the Industrial Division of S\$21.581 million for 1H2024 increased by 20.4% from S\$17.931 million for 1H2023 mainly due to increases in the contract values of existing contracts, new contracts secured and the rollover effect of contracts secured during FY 2023.

Segment EBITDA of S\$1.317 million for 1H2024 increased by 438.0% from S\$0.003 million for 1H2023 mainly due to increase in revenue.

Investment Division

Revenue for the Investment Division of Nil in 1H2024 and 1H2023.

Segment negative EBITDA for 1H2024 and 1H 2023 were due to general and administrative expenses incurred.

Development Division

Segment negative EBITDA of S\$0.004 million for 1H2024 and S\$0.003 million for 1H 2023 were due to general and administrative expenses incurred.

Statement of Cash Flows

Half Year 2024

Net decrease in cash and cash equivalents of S\$4.790 million was due to net cash provided by operations activities of S\$19.473 million offset by net cash used in investing activities of S\$5.883 million and financing activities of S\$18.380 million.

Net cash used in investing activities was due mainly to acquisition of property, plant and equipment partially offset by proceeds from disposal of property, plant and equipment and interest income received.

Net cash used in financing activities was due mainly to repayment of bank borrowings, interest and dividends payments, partially offset by proceeds from bank borrowings.

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

Not applicable.

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

The Rental Division is expected to remain stable.

The market conditions for the Hotel Division are expected to remain challenging. Despite the recovery in the hotel industry, the increase in the supply of hotels have also resulted in more challenging and competitive market conditions and higher operating costs. The construction for the hotel in Medina of Tunis, Tunisia is ongoing and barring any unforeseen circumstances is scheduled for operational completion by mid of 2026.

The Industrial Division has achieved an improvement in its financial results for 1H 2024. However, the Industrial Division is expected to continue to face challenges in its contract cleaning and waste disposal businesses due to intense market competition, increasing material costs, increased dumping fees and higher wage expenses. Despite these challenges, the division remains committed to managing its cash reserves and optimizing its operational efficiency.

The Investment Division's performance will continue to be influenced by volatility of the various stock market.

The Development Division currently has no active projects.

Note 10a The above note contains forward looking statements that involve a fair amount of uncertainties pertaining to future operating conditions. Actual future performance may differ from those views expressed as a result of a number of uncertainties and assumptions such as the general economy and industry conditions, level of market competition and shift in supply or demand patterns. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

11 **Dividend**

(a) **Current Financial Period Reported On**

Any dividend declared 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.

(d) **Record date**

Not applicable.

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

No dividend has been declared or recommended for the period ended 30 June 2024 as it is not the usual practice of the Company to declare interim dividend.

- 13 **If no IPT mandate has been obtained, a statement to that effect**
The Company has not obtained a general mandate from shareholders.

14 **Segment analysis**

The segment information of the Group is organised into the following reportable segments:

- (a) Rental - Operations in this segment comprise the owning and letting of properties.
(b) Hotel - Activities in this segment include development and operation of hotels and a golf course.
(c) Industrial - This segment of activities covers waste collection and disposal and contract cleaning.
(d) Investment - These activities relate to securities trading and investment holding.
(e) Development - Activities in this segment include the development of properties.
(f) Others - Operations in this segment include mainly the provision of management services and the operation of restaurants. Unallocated net expenses incurred by the Group are included here.

Except as indicated above, there are no operating segments that have been aggregated to form the above reportable operating segments.

These operating segments are reported in a manner consistent with internal reporting provided to the Group's chief operating decision-maker who is responsible for allocating resources and assessing performance of the operating segments.

	Rental	Rental	Hotel	Hotel	Industrial	Industrial	Investment	Investment	Development	Development	Others	Others	Consolidated	Consolidated
	1H2024	1H2023	1H2024	1H2023	1H2024	1H2023	1H2024	1H2023	1H2024	1H2023	1H2024	1H2023	1H2024	1H2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue														
External revenue	9,891	9,696	77,519	77,745	21,581	17,931	-	-	-	-	-	-	108,991	105,372
Inter-segment revenue	-	-	598	457	549	470	-	-	-	-	7,953	5,445	9,100	6,372
Total revenue	9,891	9,696	78,117	78,202	22,130	18,401	-	-	-	-	7,953	5,445	118,091	111,744
Result														
Segment results	5,969	5,196	16,399	19,729	1,317	3	(7)	(6)	(4)	(3)	(1,992)	(1,235)	21,682	23,684
Depreciation of property, plant and equipment	(35)	(28)	(12,260)	(11,665)	(1,720)	(1,788)	-	-	-	-	(109)	(109)	(14,124)	(13,590)
Finance costs													(9,699)	(9,172)
Interest income													230	214
Profit before tax													(1,911)	1,136
Segment assets	606,899	598,033	649,536	663,742	22,570	24,118	2,403	4,379	-	-	2,272	2,396	1,283,680	1,292,668
Unallocated assets														
- deferred tax assets													4,547	3,973
- tax recoverable													3,168	6,973
Consolidated total assets													1,291,395	1,303,614
Segment liabilities	6,657	6,043	143,062	145,273	8,072	8,418	17	15	8	7	279,798	283,560	437,614	443,316
Unallocated liabilities														
- deferred tax liabilities													12,562	12,541
- current tax payable													5,774	6,077
Consolidated total liabilities													455,950	461,934
OTHER SEGMENT INFORMATION														
Capital expenditure														
- property, plant and equipment	1	2	4,465	16,724	399	2,455	-	-	-	-	-	-	4,865	19,180
- investment properties	4	-	-	-	-	-	-	-	-	-	-	-	4	-

15 **Confirmation of procurement of undertakings from all directors and executives officers**

The Company confirms that it has procured the 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.

16 **Confirmation pursuant to Rule 705(5) of the Listing Manual**

To the best of our knowledge, nothing has come to the attention of the Directors which may render the interim financial statements to be false or misleading in any material aspect.

17 **Additional information required pursuant to Rule 706A of the Listing Manual**

During the period ended 30 June 2024, the Company did not incorporate or acquire any shares resulting in any company becoming a subsidiary or associated company or increasing its shareholding percentage in any subsidiary. Additionally, the Company did not dispose any shares resulting in a company ceasing to be a subsidiary or associated company or decreasing its shareholding percentage in any subsidiary.

BY ORDER OF THE BOARD
Foo Soon Soo
Company Secretary
13 August 2024