



Hiap Hoe Limited
(Registration No.: 199400676Z)

Condensed Consolidated Interim Financial Statements
for the Second Half Year and Full Year Ended 31
December 2024

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**A. Condensed interim consolidated income statement
For the second half year and full year ended 31 December 2024**

	Note	The Group					
		6 months ended			12 months ended		
		31-Dec-24	31-Dec-23	%	31-Dec-24	31-Dec-23	%
	\$'000	\$'000		\$'000	\$'000		
Revenue	4	66,663	46,826	42.4	125,357	111,887	12.0
Other items of income							
Dividend income		3,923	3,178	23.4	7,117	7,551	(5.7)
Interest income		3,845	2,675	43.7	7,032	4,896	43.6
Other income	7A	1,507	3,341	(54.9)	25,883	19,731	31.2
Impairment loss on trade receivables written back		27	2	1,250.0	59	38	55.3
Fair value changes in financial instruments	7D	17,832	25,270	(29.4)	24,257	26,449	(8.3)
		27,134	34,466	(21.3)	64,348	58,665	9.7
Changes in completed properties for sale		-	(246)	NM	(765)	(246)	211.0
Employee benefits expense		(17,214)	(16,634)	3.5	(34,528)	(32,627)	5.8
Depreciation expense	7B	(16,172)	(16,387)	(1.3)	(32,168)	(33,666)	(4.4)
Other expenses	7C	(31,313)	(27,211)	15.1	(59,934)	(58,025)	3.3
Finance costs		(18,695)	(19,419)	(3.7)	(38,543)	(37,301)	3.3
Foreign exchange (loss)/gain		(4,775)	2,964	NM	(6,555)	(2,576)	154.5
Impairment loss on trade receivables		(1)	(16)	(93.8)	(11)	(31)	(64.5)
Profit before tax		5,627	4,343	29.6	17,201	6,080	182.9
Income tax (expense)/credit	9	(71)	660	NM	(10,640)	(564)	1,786.5
Profit for the period		5,556	5,003	11.1	6,561	5,516	18.9
Attributable to :							
Owners of the Company		5,594	5,052	10.7	6,569	5,559	18.2
Non-controlling interests		(38)	(49)	(22.4)	(8)	(43)	(81.4)
Total		5,556	5,003	11.1	6,561	5,516	18.9
Earnings per share (cents)							
Basic		1.19	1.07		1.40	1.18	
Diluted		1.19	1.07		1.40	1.18	

Earnings per share are calculated based on the net profit attributable to owners of the Company divided by the weighted average number of shares.

**B. Condensed interim consolidated statement of comprehensive income
For the second half year and full year ended 31 December 2024**

	The Group			
	6 months ended		12 months ended	
	31-Dec-24 \$'000	31-Dec-23 \$'000	31-Dec-24 \$'000	31-Dec-23 \$'000
Profit for the period	5,556	5,003	6,561	5,516
Other comprehensive (loss)/income item that may be reclassified subsequently to income statement				
- Foreign currency translation	(7,663)	561	(7,664)	(1,438)
Other comprehensive (loss)/income for the period, net of tax of nil	(7,663)	561	(7,664)	(1,438)
Total comprehensive (loss)/profit for the period	<u>(2,107)</u>	<u>5,564</u>	<u>(1,103)</u>	<u>4,078</u>
Attributable to :				
Owners of the Company	(2,069)	5,613	(1,095)	4,121
Non-controlling interests	(38)	(49)	(8)	(43)
Total comprehensive (loss)/profit for the period	<u>(2,107)</u>	<u>5,564</u>	<u>(1,103)</u>	<u>4,078</u>

**C. Condensed interim statements of financial position
As at 31 December 2024**

	Note	The Group		The Company	
		31-Dec-24 \$'000	31-Dec-23 \$'000	31-Dec-24 \$'000	31-Dec-23 \$'000
Non-Current Assets					
Property, plant and equipment	12	559,823	546,627	-	-
Investment properties	13	532,539	553,019	-	-
Subsidiaries		-	-	622,601	617,341
Joint venture		-	-	5,155	19,718
Other assets		-	3,606	-	-
Other receivables		3,095	2,690	-	-
Lease incentives		8,569	10,058	-	-
Deferred tax assets		5,808	13,432	-	-
		<u>1,109,834</u>	<u>1,129,432</u>	<u>627,756</u>	<u>637,059</u>
Current Assets					
Cash and short-term deposits		69,846	41,777	386	962
Other investments ^(B)	5	398,318	341,903	-	-
Trade and other receivables		6,466	7,170	-	-
Lease incentives		1,358	1,356	-	-
Other assets		399	351	-	-
Derivatives - assets	5	-	161	-	-
Prepaid operating expenses		1,553	2,006	-	3
Due from subsidiaries, trade		-	-	770	731
Due from subsidiaries, non-trade		-	-	21,107	19,755
Due from related companies, trade		-	1	-	-
Completed properties for sale		742	1,575	-	-
Inventories		1,651	2,280	-	-
		<u>480,333</u>	<u>398,580</u>	<u>22,263</u>	<u>21,451</u>
Asset held-for-sale		-	61,241	-	-
		<u>480,333</u>	<u>459,821</u>	<u>22,263</u>	<u>21,451</u>
Current Liabilities					
Trade and other payables		7,888	8,596	64	101
Other liabilities		12,708	14,173	896	980
Derivatives - liabilities	5	12	61	-	-
Due to a subsidiary, trade		-	-	-	49
Due to subsidiaries, non-trade		-	-	132,631	136,163
Due to a related company, trade		8	68	-	-
Due to a related company, non-trade		26	25	-	-
Interest-bearing loans and borrowings	14	174,048	281,988	-	-
Tax payable		7,877	2,414	64	318
		<u>202,567</u>	<u>307,325</u>	<u>133,655</u>	<u>137,611</u>
Net Current Assets/(Liabilities) ^(A)		277,766	152,496	(111,392)	(116,160)
Non-Current Liabilities					
Other liabilities		7,111	8,069	-	-
Interest-bearing loans and borrowings	14	594,254	477,159	-	-
Deferred tax liabilities		68,005	73,829	-	-
		<u>669,370</u>	<u>559,057</u>	<u>-</u>	<u>-</u>
Net Assets		718,230	722,871	516,364	520,899
Equity attributable to owners of the Company					
Share capital	15	84,445	84,445	84,445	84,445
Treasury shares	16	(1,101)	(1,101)	(1,101)	(1,101)
Reserves		631,776	636,400	433,020	437,555
		<u>715,120</u>	<u>719,744</u>	<u>516,364</u>	<u>520,899</u>
Non-controlling interests		3,110	3,127	-	-
Total Equity		718,230	722,871	516,364	520,899

^(A) The Company is in a net current liabilities position mainly due to maturity of borrowings from subsidiaries within the next 12 months. The company has unutilised credit facilities available to refinance the portion of borrowings which are maturing within the next 12 months. The Group's financing strategy is further explained in Note 14.

^(B) Comprise quoted and unquoted investments in equities, fixed income instruments, and mutual and private equity funds.

D. Condensed interim statements of changes in equity

For the period from 1 July 2024 to 31 December 2024 and 1 July 2023 to 31 December 2023

	Attributable to equity holders of the Company							Total	Non-controlling interests	Total equity
	Share capital	Treasury shares	Accumulated profits	Capital reserve	Foreign currency reserve	Gain on reissuance of treasury shares	Total reserves			
The Group (All figures in \$'000)										
At 1 July 2024	84,445	(1,101)	673,227	(7,672)	(30,586)	52	635,021	718,365	3,150	721,515
Profit/(loss) for the period	-	-	5,594	-	-	-	5,594	5,594	(38)	5,556
Foreign currency translation	-	-	-	-	(7,663)	-	(7,663)	(7,663)	-	(7,663)
Other comprehensive loss net of tax of nil	-	-	-	-	(7,663)	-	(7,663)	(7,663)	-	(7,663)
Total comprehensive income/(loss) for the period	-	-	5,594	-	(7,663)	-	(2,069)	(2,069)	(38)	(2,107)
<u>Contributions by and distributions to owners</u>										
Dividends on ordinary shares	-	-	(1,176)	-	-	-	(1,176)	(1,176)	-	(1,176)
Acquisition of non-controlling interests	-	-	-	-	-	-	-	-	(2)	(2)
Total contributions by and distributions to owners	-	-	(1,176)	-	-	-	(1,176)	(1,176)	(2)	(1,178)
At 31 December 2024	84,445	(1,101)	677,645	(7,672)	(38,249)	52	631,776	715,120	3,110	718,230
At 1 July 2023	84,445	(1,101)	670,023	(7,672)	(31,146)	52	631,257	714,601	3,191	717,792
Profit/(loss) for the period	-	-	5,052	-	-	-	5,052	5,052	(49)	5,003
Foreign currency translation	-	-	-	-	561	-	561	561	-	561
Other comprehensive income net of tax of nil	-	-	-	-	561	-	561	561	-	561
Total comprehensive income/(loss) for the period	-	-	5,052	-	561	-	5,613	5,613	(49)	5,564
<u>Contributions by and distributions to owners</u>										
Dividends on ordinary shares	-	-	(470)	-	-	-	(470)	(470)	-	(470)
Acquisition of non-controlling interests	-	-	-	-	-	-	-	-	(15)	(15)
Total contributions by and distributions to owners	-	-	(470)	-	-	-	(470)	(470)	(15)	(485)
At 31 December 2023	84,445	(1,101)	674,605	(7,672)	(30,585)	52	636,400	719,744	3,127	722,871

D. Condensed interim statements of changes in equity (cont'd)

For the period from 1 January 2024 to 31 December 2024 and 1 January 2023 to 31 December 2023

	Attributable to equity holders of the Company						Total	Non-controlling interests	Total equity	
	Share capital	Treasury shares	Accumulated profits	Capital reserve	Foreign currency reserve	Gain on reissuance of treasury shares				Total reserves
The Group (All figures in \$'000)										
At 1 January 2024	84,445	(1,101)	674,605	(7,672)	(30,585)	52	636,400	719,744	3,127	722,871
Profit/(loss) for the year	-	-	6,569	-	-	-	6,569	6,569	(8)	6,561
Foreign currency translation	-	-	-	-	(7,664)	-	(7,664)	(7,664)	-	(7,664)
Other comprehensive loss net of tax of nil	-	-	-	-	(7,664)	-	(7,664)	(7,664)	-	(7,664)
Total comprehensive income/(loss) for the year	-	-	6,569	-	(7,664)	-	(1,095)	(1,095)	(8)	(1,103)
<u>Contributions by and distributions to owners</u>										
Dividends on ordinary shares	-	-	(3,529)	-	-	-	(3,529)	(3,529)	-	(3,529)
Acquisition of non-controlling interests	-	-	-	-	-	-	-	-	(9)	(9)
Total contributions by and distributions to owners	-	-	(3,529)	-	-	-	(3,529)	(3,529)	(9)	(3,538)
At 31 December 2024	84,445	(1,101)	677,645	(7,672)	(38,249)	52	631,776	715,120	3,110	718,230
At 1 January 2023	84,445	(1,101)	671,869	(7,672)	(29,147)	52	635,102	718,446	3,185	721,631
Profit/(loss) for the year	-	-	5,559	-	-	-	5,559	5,559	(43)	5,516
Foreign currency translation	-	-	-	-	(1,438)	-	(1,438)	(1,438)	-	(1,438)
Other comprehensive loss net of tax of nil	-	-	-	-	(1,438)	-	(1,438)	(1,438)	-	(1,438)
Total comprehensive income/(loss) for the year	-	-	5,559	-	(1,438)	-	4,121	4,121	(43)	4,078
<u>Contributions by and distributions to owners</u>										
Dividends on ordinary shares	-	-	(2,823)	-	-	-	(2,823)	(2,823)	-	(2,823)
Acquisition of non-controlling interests	-	-	-	-	-	-	-	-	(15)	(15)
Total contributions by and distributions to owners	-	-	(2,823)	-	-	-	(2,823)	(2,823)	(15)	(2,838)
At 31 December 2023	84,445	(1,101)	674,605	(7,672)	(30,585)	52	636,400	719,744	3,127	722,871

D. Condensed interim statements of changes in equity (cont'd)

For the period from 1 July 2024 to 31 December 2024 and 1 July 2023 to 31 December 2023

<u>The Company</u> (All figures in \$'000)	Share capital	Treasury shares	Accumulated profits	Gain on reissuance of treasury shares	Total reserves	Total equity
At 1 July 2024	84,445	(1,101)	431,624	52	431,676	515,020
Profit for the period	-	-	2,520	-	2,520	2,520
Total comprehensive income for the period	-	-	2,520	-	2,520	2,520
<u>Contributions by and distributions to owners</u>						
Dividends on ordinary shares	-	-	(1,176)	-	(1,176)	(1,176)
Total contributions by and distribution to owners	-	-	(1,176)	-	(1,176)	(1,176)
At 31 December 2024	84,445	(1,101)	432,968	52	433,020	516,364
At 1 July 2023	84,445	(1,101)	422,497	52	422,549	505,893
Profit for the period	-	-	15,476	-	15,476	15,476
Total comprehensive income for the period	-	-	15,476	-	15,476	15,476
<u>Contributions by and distributions to owners</u>						
Dividends on ordinary shares	-	-	(470)	-	(470)	(470)
Total contributions by and distribution to owners	-	-	(470)	-	(470)	(470)
At 31 December 2023	84,445	(1,101)	437,503	52	437,555	520,899

D. Condensed interim statements of changes in equity (cont'd)

For the period from 1 January 2024 to 31 December 2024 and 1 January 2023 to 31 December 2023

<u>The Company</u> (All figures in \$'000)	Share capital	Treasury shares	Accumulated profits	Gain on reissuance of treasury shares	Total reserves	Total equity
At 1 January 2024	84,445	(1,101)	437,503	52	437,555	520,899
Loss for the year	-	-	(1,006)	-	(1,006)	(1,006)
Total comprehensive loss for the year	-	-	(1,006)	-	(1,006)	(1,006)
<u>Contributions by and distributions to owners</u>						
Dividends on ordinary shares	-	-	(3,529)	-	(3,529)	(3,529)
Total contributions by and distribution to owners	-	-	(3,529)	-	(3,529)	(3,529)
At 31 December 2024	84,445	(1,101)	432,968	52	433,020	516,364
At 1 January 2023	84,445	(1,101)	422,811	52	422,863	506,207
Profit for the year	-	-	17,515	-	17,515	17,515
Total comprehensive income for the year	-	-	17,515	-	17,515	17,515
<u>Contributions by and distributions to owners</u>						
Dividends on ordinary shares	-	-	(2,823)	-	(2,823)	(2,823)
Total contributions by and distribution to owners	-	-	(2,823)	-	(2,823)	(2,823)
At 31 December 2023	84,445	(1,101)	437,503	52	437,555	520,899

**E. Condensed interim consolidated statement of cash flows
For the second half year and full year ended 31 December 2024**

	The Group			
	6 months ended		12 months ended	
	31-Dec-24 \$'000	31-Dec-23 \$'000	31-Dec-24 \$'000	31-Dec-23 \$'000
Cash flows from operating activities				
Profit before tax	5,627	4,343	17,201	6,080
Adjustments for:				
Amortisation of deferred income	(125)	(78)	(215)	(116)
Amortisation of lease incentives	708	665	1,362	1,326
Depreciation of property, plant and equipment	11,476	11,674	22,780	24,232
Depreciation of investment properties	4,696	4,713	9,388	9,434
Dividend income from investments	(3,923)	(3,178)	(7,117)	(7,551)
Fair value changes in other investments	(17,779)	(25,040)	(24,555)	(26,416)
Fair value changes in derivative instruments	(53)	(230)	298	(33)
Gain on disposal of investment properties	-	-	-	(13,245)
Adjustment/(gain) on disposal of property, plant and equipment/asset held-for-sale	2,620	-	(18,173)	-
Impairment loss on trade receivables	1	16	11	31
Impairment loss on trade receivables written back	(27)	(2)	(59)	(38)
Finance costs	18,695	19,419	38,543	37,301
Interest income	(3,845)	(2,675)	(7,032)	(4,896)
Loss on disposal of other investments	230	176	377	239
Property, plant and equipment written off	8	18	9	28
Inventory written off	-	19	-	2,020
Impairment loss on investment property	4,080	1,195	4,080	1,195
Exchange difference	3,216	(3,601)	5,720	1,771
Operating cash flows before changes in working capital	25,605	7,434	42,618	31,362
<u>Changes in working capital</u>				
(Increase)/decrease in:				
Completed properties for sale	-	246	765	246
Inventories	2	(1,542)	623	(1,517)
Trade and other receivables	70	(83)	275	154
Other assets	(15)	(41)	(47)	(68)
Payment of upfront lease incentives	-	-	(561)	-
Prepaid operating expenses	(216)	(448)	403	(272)
Due from a related company, trade	-	(1)	1	(1)
Increase/(decrease) in:				
Trade and other payables	(765)	114	(477)	(301)
Other liabilities	1,638	6,160	(2,119)	4,080
Due to a related company, trade	4	61	(60)	68
Due to a related company, non-trade	16	21	1	18
	26,339	11,921	41,422	33,769
Income tax paid	(1,287)	(1,656)	(3,724)	(3,472)
Net cash flows generated from operating activities	25,052	10,265	37,698	30,297

**E. Condensed interim consolidated statement of cash flows (cont'd)
For the second half year and full year ended 31 December 2024**

	The Group			
	6 months ended		12 months ended	
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
	\$'000	\$'000	\$'000	\$'000
Cash flows from investing activities				
Interest income received and settlement of derivatives	4,080	1,972	6,548	4,344
Dividend income received and return of capital	3,820	3,080	7,168	7,661
Additions to property, plant and equipment ⁽¹⁾	(2,614)	(15,515)	(34,760)	(21,173)
Purchase of other investments	(16,591)	(21,033)	(50,185)	(46,518)
Proceeds from disposal of other investments	9,422	12,195	17,896	27,849
Proceeds from disposal of property, plant and equipment/asset held-for-sale ⁽²⁾	-	-	77,945	-
Proceeds from disposal of investment properties	-	-	-	20,058
Deposit paid on acquisition of capital assets	-	(3,535)	-	(3,535)
Net cash flows (used in)/generated from investing activities	(1,883)	(22,836)	24,612	(11,314)
Cash flow from financing activities				
Acquisition of non-controlling interests	(2)	(15)	(9)	(15)
Interest paid	(15,129)	(15,401)	(30,730)	(30,590)
Changes in cash and bank balances pledged	154	(127)	1,407	1,692
Changes in fixed deposits pledged	4,022	(9,544)	(19,439)	(377)
Repayment of loans and borrowings	(88,692)	(10,460)	(186,248)	(262,265)
Repayment of principal portion of lease liabilities	(1,878)	(1,774)	(3,710)	(3,520)
Proceeds from loans and borrowings	84,223	37,971	191,699	272,350
Dividends paid on ordinary shares by the Company	(1,176)	(470)	(3,529)	(2,823)
Net cash flows (used in)/generated from financing activities	(18,478)	180	(50,559)	(25,548)
Net increase/(decrease) in cash and cash equivalents	4,691	(12,391)	11,751	(6,565)
Effect of exchange rate changes on cash and cash equivalents	(461)	39	(466)	(143)
Cash and cash equivalents at beginning of period	19,233	24,530	12,178	18,886
Cash and cash equivalents at end of period	23,463	12,178	23,463	12,178
<u>Cash and cash equivalents comprise:</u>				
Cash and bank balances			15,589	14,502
Fixed deposits			54,257	27,275
			69,846	41,777
Cash and bank balances pledged			(2,990)	(4,386)
Fixed deposits pledged			(43,393)	(25,213)
			23,463	12,178

(1) Additions to property, plant and equipment

During the six months ended 31 December 2024, the Group added property, plant and equipment of \$2,703,000 (2H 2023: \$18,371,000) which included non-cash additions to right-of-use assets of \$89,000 (2H 2023: \$197,000). Included in 2H 2024 addition was the reclassification of stamp duty of \$1,797,000 relating to the acquisition of Great Eastern Motor Lodge which was paid in March 2024 and was previously reported under operating activities. In 2H 2023, there were unpaid purchases of \$2,659,000 and the balance of \$15,515,000 was made in cash.

During the twelve months ended 31 December 2024, the Group added property, plant and equipment of \$38,536,000 (2023: \$24,134,000) and non-cash additions to right-of-use assets of \$170,000 (2023: \$302,000). Included in the additions was the acquisition of Great Eastern Motor Lodge ("GEML") of A\$42,051,000. The Group had transferred from other assets relating to a deposit paid in prior year for GEML of \$3,606,000 (A\$4,000,000) and the balance of \$34,760,000 was made in cash. In 2023, there were unpaid purchases of \$2,659,000 and the balance of \$21,173,000 was made in cash.

(2) Proceeds from disposal of property, plant and equipment/asset held-for-sale

Included in the twelve months ended 31 December 2024 was the net proceeds from the disposal of the hotel at Four Points by Sheraton, Melbourne Docklands of \$77,935,000 (A\$88,543,000).

F. Notes to the condensed interim consolidated financial statements For the second half year and full year ended 31 December 2024

1. Corporate Information

Hiap Hoe Limited (the “Company”) is a limited liability company incorporated and domiciled in Singapore and is listed on the Singapore Exchange Securities Trading Limited (SGX-ST) Mainboard. These condensed interim consolidated financial statements as at and for the six months ended 31 December 2024 comprise the Company and its subsidiaries (collectively, the “Group”).

The principal activities of the Company are those of investment holding and provision of management services. The principal activities of the subsidiaries are:

- (a) Property investment and owner;
- (b) Hotel owner;
- (c) Investment holding; and
- (d) Owners and operators of bowling centres and recreation centres.

There has been no significant change in the nature of these activities during the financial year.

Its immediate and ultimate holding company is Hiap Hoe Holdings Pte Ltd, a company incorporated in Singapore. Related companies refer to members of the immediate and ultimate holding company’s group of companies.

2. Basis of Preparation

The condensed interim financial statements for the six months ended 31 December 2024 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last interim financial statements for the period ended 30 June 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.

The condensed interim financial statements are presented in Singapore dollar which is the Company’s functional currency and all values are rounded to the nearest thousand (\$’000), except when otherwise indicated.

2.1. New and amended standards adopted by the Group

In the current financial year, the Group and the Company have adopted all the new and amended SFRS(I) that are mandatory for annual periods beginning on or after 1 January 2024.

The adoption of these standards did not result in any substantial change to the Group and the Company’s accounting policies or any material impact on the financial statements of the Group.

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.

F. Notes to the condensed interim consolidated financial statements (cont'd) For the second half year and full year ended 31 December 2024

2.2. Use of judgements and estimates (cont'd)

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2023.

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

Information about critical judgements, estimates and assumptions that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial period are included in the following notes:

Impairment of non-financial assets

- Note 12 Property, plant and equipment
- Note 13 Investment properties

The Group carries its investment properties and property, plant and equipment at cost less accumulated depreciation and accumulated impairment. In the case of investment properties, impairment loss is recognised when carrying value exceeds fair value, and for property, plant and equipment, such loss is recognised when the carrying value exceeds recoverable amount.

The assets are accounted using the cost model. For assessing whether there is any indication that the asset is impaired, and recoverable amount where necessary, the Group considers both external and internal sources of information, including the fair value appraised by external valuers. The fair value assessment is complex and highly dependent on a range of assumptions such as discount rate, capitalisation rate, terminal yield and growth rate made by the valuers.

It is the Group's practice to carry out an external independent valuation exercise on its property assets on an annual basis at the end of each financial year by engaging real estate valuation experts to assess the fair value of the properties. These independent valuers have recognised and relevant professional qualification with relevant experience in the location and category of the properties being valued.

During the financial year ended 31 December 2024, the Group has also recorded an impairment loss of \$4.1 million (2023: \$1.2 million) in the profit or loss relating to the investment property at 130 Stirling Street, Perth, to reflect a decrease in its recoverable amount arising from the increase in capitalisation rate in Australia. The recoverable amounts of AUD \$76,500,000, equivalent to \$64,658,000 (2023: AUD \$83,600,000, equivalent to \$75,374,000) were determined based on its fair value less cost to sell.

Details of valuation technique and input used to determine the fair value of this investment property are as follows and is classified under level 3 of the fair value hierarchy.

Valuation technique	Unobservable input	Range
Capitalisation approach	Capitalisation rate	7.25% (2023: 6.75%)

Valuation of unquoted investments

- Note 5 Valuation of unquoted investments
- Note 6 Fair value measurement

The Group has unquoted investments which include fixed income instruments, mutual and private equity funds.

F. Notes to the condensed interim consolidated financial statements (cont'd) For the second half year and full year ended 31 December 2024

2.2. Use of judgements and estimates (cont'd)

The fair values of unquoted investments are determined based on various valuation techniques which involve the use of assumptions and estimates determined by financial institutions managing these investments. The use of assumptions and estimates determined by external independent valuers and management judgement are also involved for certain unquoted investments. Estimation uncertainty exists for the valuation as these investments are not traded in an active market and the valuation techniques involve the use of significant unobservable inputs such as revalued net asset values and price-to-book multiples of peer companies.

3. Seasonal operations

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

4. Segment and revenue information

For management purposes, the Group is organised into business units based on their products and services, and has five reportable operating segments as follows:

- i. The development properties segment is in the business of acquiring land/property and developing them into residential/industrial/commercial properties for sales.
- ii. The rental segment is in the business of renting of space under the investment properties and property, plant and equipment.
- iii. The leisure segment is in the business of providing leisure and recreational facilities, including bowling centres, billiards centres and amusement centres under the brand 'SuperBowl'.
- iv. The hotel operations segment is operated under the brand names of "Aloft Singapore Novena", "Holiday Inn Express Trafford City", "Four Points by Sheraton Melbourne", "Aloft Perth" and "Great Eastern Motor Lodge". The Group had completed the acquisition of Great Eastern Motor Lodge on 11 March 2024 and the disposal of Four Points by Sheraton Melbourne on 9 April 2024 respectively.
- v. The other investments portfolio consists of a mix of quoted and unquoted investments.
- vi. The others segment is involved in Group-level corporate services and treasury functions.

These operating segments are reported in a manner consistent with internal reporting provided to the Chief Executive Officer who is responsible for allocating resources and assessing performance of the operating segments.

F. Notes to the condensed interim consolidated financial statements (cont'd) For the second half year and full year ended 31 December 2024

4.1. Reportable segments

1 July 2024 to 31 December 2024

	Development Properties	Rental Income	Leisure Business	Hotel Income	Other Investments	Others	Elimination	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue								
Segment revenue								
- External sales	-	14,766	5,671	46,226	-	-	-	66,663
- Inter-segment sales (Note A)	-	145	-	-	-	1,285	(1,430)	-
	-	14,911	5,671	46,226	-	1,285	(1,430)	66,663
Results								
Segment (loss)/profit (Note B)	(11)	(4,064)	1,369	2,180	23,325	(9,736)	(7,436)	5,627
Income tax expense								(71)
Profit after tax								5,556
Other information:								
Other income	9	2,706	7	(1,433)	-	218	-	1,507
Interest income	-	103	-	21	3,693	28	-	3,845
Finance costs	-	(5,939)	(202)	(6,936)	(3,407)	(2,211)	-	(18,695)
Fair value changes in other investments	-	-	-	-	17,779	-	-	17,779
Fair value changes in derivative instruments	-	-	-	-	53	-	-	53
Depreciation expense	-	(4,406)	(1,215)	(4,516)	-	(29)	(6,006)	(16,172)
Other expenses	(20)	(10,950)	(943)	(18,408)	(469)	(523)	-	(31,313)
Other material non-cash item:								
Impairment loss on investment property	-	(4,080)	-	-	-	-	-	(4,080)
Timing of transfer of goods or services (excluding lease rental income*) from contracts with customers								
At a point in time	-	580	5,624	9,350	-	-	-	15,554
Over time	-	677	47	36,876	-	-	-	37,600
	-	1,257	5,671	46,226	-	-	-	53,154
Additional to non-current assets (Note C)	-	24	102	2,678	-	1	-	2,805

1 July 2023 to 31 December 2023

	Development Properties	Rental Income	Leisure Business	Hotel Income	Other Investments	Others	Elimination	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue								
Segment revenue								
- External sales	328	14,145	5,756	26,597	-	-	-	46,826
- Inter-segment sales (Note A)	-	145	-	-	-	1,789	(1,934)	-
	328	14,290	5,756	26,597	-	1,789	(1,934)	46,826
Results								
Segment profit/(loss) (Note B)	64	(1,519)	1,410	(14,158)	28,962	(2,476)	(7,940)	4,343
Income tax credit								660
Profit after tax								5,003
Other information:								
Other income	-	3,121	5	190	-	25	-	3,341
Interest income	-	113	-	4	2,530	28	-	2,675
Finance costs	-	(5,939)	(234)	(6,924)	(4,244)	(2,078)	-	(19,419)
Fair value changes in other investments	-	-	-	-	25,040	-	-	25,040
Fair value changes in derivative instruments	-	-	-	-	230	-	-	230
Depreciation expense	-	(4,514)	(1,213)	(4,619)	-	(35)	(6,006)	(16,387)
Other expenses	(18)	(8,076)	(994)	(17,230)	(421)	(472)	-	(27,211)
Other material non-cash items:								
Inventory written off	-	-	-	(19)	-	-	-	(19)
Impairment loss on investment property	-	(1,195)	-	-	-	-	-	(1,195)
Timing of transfer of goods or services (excluding lease rental income*) from contracts with customers								
At a point in time	328	484	5,726	7,223	-	-	-	13,761
Over time	-	688	30	19,374	-	-	-	20,092
	328	1,172	5,756	26,597	-	-	-	33,853
Additional to non-current assets (Note C)	-	29	210	21,667	-	-	-	21,906

* Excluding rental income from lease of properties which is out of scope of SFRS(I) 15 Revenue from Contracts with Customers.

**F. Notes to the condensed interim consolidated financial statements (cont'd)
For the second half year and full year ended 31 December 2024**

4.1. Reportable segments (cont'd)

1 January 2024 to 31 December 2024

	Development Properties	Rental Income	Leisure Business	Hotel Income	Other Investments	Others	Elimination	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue								
Segment revenue								
- External sales	1,021	29,289	11,071	83,976	-	-	-	125,357
- Inter-segment sales (Note A)	-	291	-	-	-	2,894	(3,185)	-
	1,021	29,580	11,071	83,976	-	2,894	(3,185)	125,357
Results								
Segment profit/(loss) (Note B)	171	(4,142)	2,479	18,183 ⁽¹⁾	28,169	(12,462)	(15,197)	17,201
Income tax expense								(10,640)
Profit after tax								6,561
Other information:								
Other income	13	5,107	68	20,463 ⁽¹⁾	-	232	-	25,883
Interest income	-	203	-	22	6,704	103	-	7,032
Finance costs	-	(11,753)	(421)	(13,319)	(9,036)	(4,014)	-	(38,543)
Fair value changes in other investments	-	-	-	-	24,555	-	-	24,555
Fair value changes in derivative instruments	-	-	-	-	(298)	-	-	(298)
Depreciation expense	-	(8,845)	(2,421)	(8,827)	-	(63)	(12,012)	(32,168)
Other expenses	(98)	(17,413)	(1,906)	(38,653)	(860)	(1,004)	-	(59,934)
Other material non-cash item:								
Impairment loss on investment property	-	(4,080)	-	-	-	-	-	(4,080)

⁽¹⁾ Includes the net gain on disposal of Four Points by Sheraton, Melbourne Docklands of \$18.2 million and defects claims received of \$0.85 million.

Timing of transfer of goods or services (excluding lease rental income*) from contracts with customers

At a point in time	1,021	1,027	10,973	18,145	-	-	-	31,166
Over time	-	1,310	98	65,831	-	-	-	67,239
	1,021	2,337	11,071	83,976	-	-	-	98,405

Additional to non-current assets (Note C)	-	93	257	38,184	-	2	-	38,536
Segment assets (Note D)	742	474,080	13,843	220,451	454,741	9,262	-	1,173,119
Segment liabilities (Note E)	-	299,852	10,305	194,442	171,042	131,305	-	806,946

* Excluding rental income from lease of properties which is out of scope of SFRS(I) 15 *Revenue from Contracts with Customers*.

F. Notes to the condensed interim consolidated financial statements (cont'd) For the second half year and full year ended 31 December 2024

4.1. Reportable segments (cont'd)

1 January 2023 to 31 December 2023

	Development Properties	Rental Income	Leisure Business	Hotel Income	Other Investments	Others	Elimination	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue								
Segment revenue								
- External sales	328	28,941	11,218	71,400	-	-	-	111,887
- Inter-segment sales (Note A)	-	291	-	-	-	3,529	(3,820)	-
	<u>328</u>	<u>29,232</u>	<u>11,218</u>	<u>71,400</u>	<u>-</u>	<u>3,529</u>	<u>(3,820)</u>	<u>111,887</u>
Results								
Segment profit/(loss) (Note B)	56	12,606 ⁽¹⁾	2,571	(15,325)	28,168	(6,164)	(15,832)	6,080
Income tax expense								(564)
Profit after tax								<u>5,516</u>
Other information:								
Other income	19	19,119 ⁽¹⁾	50	504	-	39	-	19,731
Interest income	-	220	-	9	4,622	45	-	4,896
Finance costs	-	(11,810)	(486)	(13,031)	(7,788)	(4,186)	-	(37,301)
Fair value changes in other investments	-	-	-	-	26,416	-	-	26,416
Fair value changes in derivative instruments	-	-	-	-	33	-	-	33
Depreciation expense	-	(9,103)	(2,393)	(10,072)	-	(86)	(12,012)	(33,666)
Other expenses	(45)	(14,076)	(2,047)	(40,179)	(747)	(931)	-	(58,025)
Other material non-cash items:								
Inventory written off	-	-	-	(2,020)	-	-	-	(2,020)
Impairment loss on investment property	-	(1,195)	-	-	-	-	-	(1,195)

⁽¹⁾ This includes \$13.2 million gain on disposal of two units of investment properties at Skyline 360° at St Thomas Walk.

Timing of transfer of goods or services (excluding lease rental income*) from contracts with customers

At a point in time	328	943	11,152	17,191	-	-	-	29,614
Over time	-	1,361	66	54,209	-	-	-	55,636
	<u>328</u>	<u>2,304</u>	<u>11,218</u>	<u>71,400</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>85,250</u>
Additional to non-current assets (Note C)	-	81	639	26,944	-	5	-	27,669
Segment assets (Note D)	<u>1,575</u>	<u>497,105</u>	<u>15,921</u>	<u>258,662</u>	<u>371,360</u>	<u>15,570</u>	<u>-</u>	<u>1,160,193</u>
Segment liabilities (Note E)	<u>-</u>	<u>325,006</u>	<u>11,696</u>	<u>195,613</u>	<u>172,232</u>	<u>95,144</u>	<u>-</u>	<u>799,691</u>

* Excluding rental income from lease of properties which is out of scope of SFRS(I) 15 *Revenue from Contracts with Customers*.

**F. Notes to the condensed interim consolidated financial statements (cont'd)
For the second half year and full year ended 31 December 2024**

4.1. Reportable segments (cont'd)

Notes

A Inter-segment revenues are eliminated on consolidation.

B The following items are deducted from segment profit/(loss) to arrive at "profit before tax" presented in the consolidated income statement:

	6 months ended		12 months ended	
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
	\$'000	\$'000	\$'000	\$'000
Profit from inter-segment sales	1,430	1,934	3,185	3,820
Depreciation	6,006	6,006	12,012	12,012
	<u>7,436</u>	<u>7,940</u>	<u>15,197</u>	<u>15,832</u>

C Additions to non-current assets consist of additions to property, plant and equipment. Included in 2023 was a deposit paid on acquisition of capital assets.

D The following items are added to segment assets to arrive at total assets reported in the consolidated balance sheet:

	31-Dec-24	31-Dec-23
	\$'000	\$'000
Segment assets	1,173,119	1,160,193
<u>Unallocated assets</u>		
Property, plant and equipment	300,754	309,266
Investment properties	116,294	119,794
Consolidated total assets	<u>1,590,167</u>	<u>1,589,253</u>

E The following item is added to segment liabilities to arrive at total liabilities reported in the consolidated balance sheet:

	31-Dec-24	31-Dec-23
	\$'000	\$'000
Segment liabilities	806,946	799,691
<u>Unallocated liability</u>		
Deferred tax liabilities	64,991	66,691
Consolidated total liabilities	<u>871,937</u>	<u>866,382</u>

F Geographical information

Revenue and non-current assets information based on the geographical location of customers and assets respectively are as follows:

	Revenue				Non-current assets	
	2H 2024	2H 2023	FY 2024	FY 2023	31-Dec-24	31-Dec-23
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<u>Revenue</u>						
Australia	20,252	21,803	42,238	41,853	174,314	160,399
Singapore	41,556	20,446	74,259	61,571	896,891	921,893
United Kingdom	4,855	4,577	8,860	8,463	32,821	33,707
	<u>66,663</u>	<u>46,826</u>	<u>125,357</u>	<u>111,887</u>	<u>1,104,026</u>	<u>1,115,999</u>

F. Notes to the condensed interim consolidated financial statements (cont'd) For the second half year and full year ended 31 December 2024

6. Fair value measurement

Information about significant unobservable inputs used in Level 3 fair value measurements

Financial instruments measured with valuation techniques using significant unobservable inputs (Level 3) include unquoted other investments and derivatives such as options and currency swaps.

For unquoted investments managed by financial institutions and derivatives, the Group relies on the valuation as provided by the external independent valuers and the respective financial institutions managing these investments. The valuers and the financial institutions in turn use their own valuation techniques, such as revalued net asset values and comparable market approach in determining the fair value. Therefore, the unquoted investments and derivatives are reported in Level 3 of the fair value hierarchy as the fair values are determined based on models with unobservable market inputs to derive the closing price.

Included in unquoted investments is investment in A2I Holdings S.A.R.L ("A2I") which relates to the investment in AccorInvest Group, which owns or leases hotels mainly operated by the Accor Group. The Group holds 20.71% (2023: 20.71%) interest in A2I and the carrying value of A2I as at 31 December 2024 was \$99,545,000 (2023: \$83,501,000). A2I is a limited liability investment holding company which is incorporated and domiciled in Luxembourg. Management has determined that the investment in A2I is passive and the Group has no significant influence in the said investee.

The following table shows the information about fair value measurements using significant unobservable inputs (Level 3):

31 December 2024	Valuation techniques	Unobservable inputs	Ratio	Sensitivity of the input to fair value
Unquoted investments managed directly by the Group	Comparable market approach	Price-to-book multiples of peer companies	1.64x (2023: 1.78x)	A 5% increase (decrease) in the price-to-book ratio would result in an increase (decrease) in fair value by \$5,070,000. (2023: \$1,505,000)

Movements in Level 3 assets and liabilities measured at fair value

The following table presents the reconciliation for all assets and liabilities measured at fair value based on significant unobservable input (Level 3):

Group 2024	Fair value measurements using significant unobservable inputs (Level 3)		
	Unquoted investments	Derivatives assets/ (liabilities)	Total
	\$'000	\$'000	\$'000
At 1 January	195,441	100	195,541
Loss on disposal of other investments	(181)	-	(181)
Fair value changes included in profit or loss	14,277	(298)	13,979
Return of capital	(303)	-	(303)
Purchase of other investments	32,811	-	32,811
Proceeds from disposal of other investments	(7,738)	-	(7,738)
Settlement of derivatives	-	186	186
At 31 December	234,307	(12)	234,295

F. Notes to the condensed interim consolidated financial statements (cont'd)
For the second half year and full year ended 31 December 2024

6. Fair value measurement (cont'd)

Group 2023	Fair value measurements using significant unobservable inputs (Level 3)		
	Unquoted investments	Derivatives assets/ (liabilities)	Total
	\$'000	\$'000	\$'000
At 1 January	153,021	134	153,155
Loss on disposal of other investments	(176)	-	(176)
Fair value changes included in profit or loss	22,638	33	22,671
Purchase of other investments	28,002	-	28,002
Proceeds from disposal of other investments	(8,044)	-	(8,044)
Settlement of derivatives	-	(67)	(67)
At 31 December	195,441	100	195,541

7. Profit before tax

Profit before tax is after crediting/(debiting) the following:

	The Group			
	6 months ended		12 months ended	
	31-Dec-24 \$'000	31-Dec-23 \$'000	31-Dec-24 \$'000	31-Dec-23 \$'000
(A) <u>Other income comprises mainly:</u>				
Amortisation of deferred income	125	78	215	116
Defects claims received	-	-	851	-
(Adjustment)/gain on disposal of property, plant and equipment/asset held-for-sale ⁽¹⁾	(2,620)	-	18,173	-
Gain on disposal of investment properties ⁽²⁾	-	-	-	13,245
Government grants ⁽³⁾	197	118	440	449
Property recovery income	3,699	3,029	6,032	5,752
Others	106	116	172	169
	1,507	3,341	25,883	19,731
(B) Depreciation of property, plant and equipment	(11,476)	(11,674)	(22,780)	(24,232)
Depreciation of investment properties	(4,696)	(4,713)	(9,388)	(9,434)
	(16,172)	(16,387)	(32,168)	(33,666)
(C) <u>Other expenses comprise mainly:</u>				
Audit and professional fees	(594)	(496)	(1,120)	(944)
Bad debt - trade	-	(11)	-	(27)
Hotel consumables	(2,552)	(2,149)	(4,740)	(4,951)
Hotel management fees	(1,593)	(936)	(2,839)	(3,050)
Inventory written off ⁽⁴⁾	-	(19)	-	(2,020)
Impairment loss on investment property	(4,080)	(1,195)	(4,080)	(1,195)
Marketing and distribution expenses	(4,984)	(3,484)	(9,277)	(8,318)
Loss on disposal of other investments	(230)	(176)	(377)	(239)
Property, plant and equipment written off	(8)	(18)	(9)	(28)
Property related taxes	(2,179)	(2,209)	(4,145)	(3,992)
Upkeep and maintenance expenses of properties	(14,989)	(14,844)	(29,699)	(30,033)
Others ⁽⁵⁾	(104)	(1,674)	(3,648)	(3,228)
	(31,313)	(27,211)	(59,934)	(58,025)
(D) Fair value changes in other investments	17,779	25,040	24,555	26,416
Fair value changes in derivative instruments	53	230	(298)	33
	17,832	25,270	24,257	26,449

F. Notes to the condensed interim consolidated financial statements (cont'd) For the second half year and full year ended 31 December 2024

7. Profit before tax (cont'd)

- (1) Includes the net gain on disposal of Four Points by Sheraton, Melbourne Docklands of \$18.2 million.
- (2) This relates to the gain on disposal of two units of investment properties at Skyline 360° at St Thomas Walk.
- (3) Government grants relate mainly to various employment schemes.
- (4) Pursuant to the re-branding of the two Singapore hotels at 16 Ah Hood Road and 1 Jalan Rajah to Aloft Singapore Novena.
- (5) Included in the six months ended 31 December 2024 was the reversal of stamp duty of \$1.80 million relating to the acquisition of Great Eastern Motor Lodge.

8. Related party transactions

There are no material related party transactions apart from those disclosed elsewhere in the financial statements. Please also refer to Other Information Required by Listing Rule Appendix 7.2 in Note 6.

9. Taxation

The Group calculates the period income tax (expense)/credit using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax (expense)/credit in the condensed interim consolidated statement of profit or loss are:

	The Group			
	6 months ended		12 months ended	
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
	\$'000	\$'000	\$'000	\$'000
Current income tax expense	(2,395)	(1,252)	(9,186)	(2,388)
Deferred income tax income/(expense) relating to origination and reversal of temporary differences	2,324	1,912	(1,454)	1,824

10. Dividends

The condensed financial statements for the second half year ended 31 December 2024 have not recognised any final dividends. Refer to Note 5 of the Other Information Required by Listing Rule Appendix 7.2 section for more details.

11. Net Asset Value

	The Group		The Company	
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Net asset value per share (cents)	151.97	152.96	109.73	110.70
Based on number of shares	470,557,541	470,557,541	470,557,541	470,557,541

12. Property, plant and equipment

The addition of assets including right-of-use assets for the six months ended 31 December 2024 was \$2,703,000 (2H 2023: \$18,371,000) and assets disposal was \$36,000 (2H 2023: \$18,000). The additions include the capitalisation of stamp duty of \$1,797,000 relating to the acquisition of Great Eastern Motor Lodge and the additions incurred in 2H 2023 were mainly due to the refurbishment costs related to the re-branding of the two Singapore hotels.

The Group had carried out external independent valuations on its property assets for the financial year ended 31 December 2024.

F. Notes to the condensed interim consolidated financial statements (cont'd) For the second half year and full year ended 31 December 2024

13. Investment properties

No improvement cost was incurred for the reporting periods.

During the six months ended 31 December 2024, the Group has recorded an impairment loss of \$4.1 million (2H 2023: \$1.2 million) in the profit or loss relating to the property at 130 Stirling Street, Perth. See Note 2.2 for more details on the valuation techniques and inputs used.

The Group had carried out external independent valuations on its property assets for the financial year ended 31 December 2024.

14. Borrowings

Group (\$'000)

Amount repayable in one year or less, or on demand ⁽¹⁾

As at 31 December 2024		As at 31 December 2023	
Secured	Unsecured	Secured	Unsecured
170,263	-	278,324	-

Amount repayable after one year ⁽²⁾

As at 31 December 2024		As at 31 December 2023	
Secured	Unsecured	Secured	Unsecured
572,628	-	451,867	-

⁽¹⁾ Exclude lease liabilities of \$3,785,000 (31 December 2023: \$3,664,000).

⁽²⁾ Exclude lease liabilities of \$21,626,000 (31 December 2023: \$25,292,000).

Details of any collateral

The above borrowings are from financial institutions and are secured by the following:

1. Legal mortgages on the Group's property, plant and equipment and investment properties (collectively, the "Properties");
2. Legal assignment of all rights and benefits under the sale and purchase agreements, hotel management contracts and/or tenancy agreements;
3. Assignment of all insurance policies and interest service reserve accounts for certain Properties;
4. Deed of subordination to subordinate all loans and advances from the Company to the facilities;
5. Corporate guarantees given by the Company and certain subsidiaries; and
6. A charge over certain other investments, and cash and short-term deposits.

The Group's interest-bearing loans and borrowings as at 31 December 2024 are mainly loans drawn from Money Market Line and Revolving Credit facilities ("RCFs") and are secured by the Group's assets. The amounts drawn under these facilities are below the quantum granted by the banks and the valuations of the relevant assets under which the facilities are secured are above the Loan-to-Value provisions of the facilities.

The Group's financing strategy includes reviewing the terms and flexibility of short-term loan facilities and long-term loan facilities to decide which loan tenures are suitable for the Group. The Group is compliant with its debt covenants and has obtained waivers of covenants where necessary. The RCFs of the Group have all been rolled forward and there are no repayments made for any outstanding amounts from these RCFs. The Group's financing strategy relies on the Group's ability to continuously renew their drawn down loan facilities with the respective bankers to avoid the need to make immediate repayment to the respective banks.

**F. Notes to the condensed interim consolidated financial statements (cont'd)
For the second half year and full year ended 31 December 2024**

15. Share capital

	The Group and the Company			
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Issued and fully paid ordinary shares	Number of shares		\$	
Balance at beginning and at end of interim period	474,557,391	474,557,391	84,445,256	84,445,256

During the period ended 31 December 2024, there was no change to the issued share capital of the Company.

There were no outstanding convertibles and subsidiary holdings as at the end of the financial years ended 31 December 2024 and 31 December 2023.

The number of issued shares excluding treasury shares as at 31 December 2024 is 470,557,541 (31 December 2023: 470,557,541).

16. Treasury shares

	The Group and the Company			
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
	Number of shares		\$	
Balance at beginning and at end of interim period	(3,999,850)	(3,999,850)	(1,101,125)	(1,101,125)

Treasury shares relate to ordinary shares of the Company that are held by the Company.

G. Other Information Required by Listing Rule Appendix 7.2

1. Review

The condensed consolidated statement of financial position of Hiap Hoe Limited and its subsidiaries as at 31 December 2024 and the related condensed consolidated income statement, condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the Group

Condensed consolidated income statement for the second half year ended 31 December 2024 (“2H 2024”) performance

The Group recorded a higher revenue of \$66.7 million for 2H 2024, an increase of \$19.9 million from \$46.8 million recorded in the previous corresponding period ended 31 December 2023 (“2H 2023”).

There was no sale of development properties unit at Marina Tower, Melbourne in 2H 2024 (2H 2023: \$0.3 million).

Rental revenue increased by \$0.7 million to \$14.8 million (2H 2023: \$14.1 million) mainly due to higher occupancies for the Group's properties.

Revenue from hotel operations increased by \$19.6 million to \$46.2 million (2H 2023: \$26.6 million) mainly due to higher occupancies for the hotels, particularly for Aloft Singapore Novena. Included in the period was the revenue from Great Eastern Motor Lodge, Perth following the completion of the acquisition of the property on 11 March 2024 which offset the absence of revenue in 2H 2024 from Four Points by Sheraton, Melbourne Docklands which disposal was completed on 9 April 2024.

Revenue from leisure business contributed \$5.7 million (2H 2023: \$5.8 million) across all eight bowling centres.

The Group recorded other income of \$1.5 million in 2H 2024 which included an adjustment on the gain on disposal of Four Points by Sheraton of \$2.6 million relating to the sale and purchase agreement entered with WFM Financial Holdings Pty Ltd. See Note F.7(A) for more details on the Group's other income.

Interest income increased by \$1.2 million in 2H 2024 as compared to 2H 2023 due to higher interest rates earned from the fixed income instruments and the AUD fixed deposit placements.

The Group recorded a fair value gain of \$17.8 million (2H 2023: \$25.3 million) in financial instruments arising from mark-to-market gains from other investments.

The Group recorded higher operating costs and expenses in 2H 2024 mainly due to the increase in hotel operation activities. These costs include upkeep and maintenance of the properties, marketing related expenses, hotel management fees, manpower and other costs. Included in 2H 2024 was the reversal of stamp duty of \$1.8 million relating to the acquisition of Great Eastern Motor Lodge as this amount was capitalised as part of the cost of the property. Also included in the period was an impairment loss of \$4.1 million (2H 2023: \$1.2 million) on the investment property at Stirling Street, Perth to reflect a further decrease in its recoverable amount arising from an increase in capitalisation rate in Australia. See Note F.7(C) for more details on the Group's costs and expenses and Note F.2.2 on the valuation technique and input used.

Finance costs decreased by \$0.7 million to \$18.7 million (2H 2023: \$19.4 million) due to lower borrowing costs.

The Group recorded a foreign exchange loss of \$4.8 million in 2H 2024 as compared to a gain of \$3.0 million in 2H 2023. The differences were mainly due to the fluctuation in Australian dollar, Euro and United States dollar exchange rates against the Singapore dollar.

G. Other Information Required by Listing Rule Appendix 7.2 (cont'd)

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

Condensed consolidated income statement for the second half year ended 31 December 2024 ("2H 2024") performance (cont'd)

The Group generated a higher profit before and after tax of \$5.6 million (2H 2023 :\$4.3 million and \$5.0 million respectively).

Condensed consolidated income statement for the financial year ended 31 December 2024 ("FY 2024") performance

The Group recorded a higher revenue of \$125.4 million for FY 2024, an increase of \$13.5 million from \$111.9 million recorded in the previous corresponding period ended 31 December 2023 ("FY 2023").

Revenue from development properties relates to the sale of three units (FY 2023: one unit) at Marina Tower, Melbourne.

Rental revenue increased by \$0.4 million to \$29.3 million (FY 2023: \$28.9 million) mainly due to higher occupancies for the Group's properties.

Revenue from hotel operations increased by \$12.6 million to \$84.0 million (FY 2023: \$71.4 million) mainly due to higher occupancies for the hotels, particularly for Aloft Singapore Novena. Included in the year was the revenue from Great Eastern Motor Lodge, Perth following the completion of the acquisition of the property from S & C Christie Pty Ltd as trustee for the S & Christie Family Trust on 11 March 2024. Included in the revenue was also the contribution from Four Points by Sheraton, Melbourne Docklands which disposal was completed on 9 April 2024.

Revenue from leisure business contributed \$11.1 million (FY 2023: \$11.2 million) across all eight bowling centres.

The Group recorded other income of \$25.9 million (FY 2023: \$19.7 million) which includes the gain on disposal of Four Points by Sheraton of \$18.2 million relating to the sale and purchase agreement entered with WFM Financial Holdings Pty Ltd. Included in FY 2023 were the gains of \$13.2 million on the disposal of two units of investment properties at Skyline 360° at St Thomas Walk. See Note F.7(A) for more details on the Group's other income.

Interest income increased by \$2.1 million in FY 2024 as compared to FY 2023 due to higher interest rates earned from the fixed income instruments and the AUD fixed deposit placements.

The Group recorded a fair value gain of \$24.3 million (FY 2023: \$26.4 million) in financial instruments arising from mark-to-market gains from other investments.

The Group recorded higher operating costs and expenses in FY 2024 mainly due to the increase in hotel operation activities. These costs include upkeep and maintenance of the properties, marketing related expenses, hotel management fees, manpower and other costs. Also included in the period was an impairment loss of \$4.1 million (FY 2023: \$1.2 million) on the investment property at Stirling Street, Perth to reflect a further decrease in its recoverable amount arising from an increase in capitalisation rate in Australia. Included in FY 2023 was the inventory written off of \$2.0 million pursuant to the re-branding of the two Singapore hotels to Aloft Singapore Novena. See Note F.7(C) for more details on the Group's costs and expenses and Note F.2.2 on the valuation technique and input used.

Finance costs increased by \$1.2 million to \$38.5 million (FY 2023: \$37.3 million) due to higher borrowings in the Group.

The Group recorded a foreign exchange loss of \$6.6 million (FY 2023: \$2.6 million). The differences were mainly due to the fluctuation in Australian dollar, Euro and United States dollar exchange rates against the Singapore dollar.

G. Other Information Required by Listing Rule Appendix 7.2 (cont'd)

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

Condensed consolidated income statement for the financial year ended 31 December 2024 ("FY 2024") performance (cont'd)

The Group generated a higher profit before tax of \$17.2 million (FY 2023: \$6.1 million) which includes the gain on disposal of Four Points by Sheraton. Correspondingly, the Group had recorded a higher income tax expense of \$10.6 million (FY 2023: \$0.6 million) mainly attributed to the disposal. Overall, the profit after tax was higher at \$6.6 million (FY 2023: \$5.5 million).

Condensed consolidated statement of financial position as at 31 December 2024

Non-current assets

Non-current assets decreased by \$19.6 million from \$1,129.4 million to \$1,109.8 million as at 31 December 2024. Included in the period was the acquisition of Great Eastern Motor Lodge of A\$42,051,000 which was offsetted by the depreciation for the Group's properties and impairment loss of \$4.1 million on the investment property at Stirling Street, Perth. Also included in the period was the movement on the deferred tax assets arising from the gain on disposal of Four Points by Sheraton.

Current assets

Current assets increased by \$20.5 million from \$459.8 million to \$480.3 million as at 31 December 2024. Included in the year was the disposal of Four Points by Sheraton and the AUD sale proceeds were used to fund the acquisition of Great Eastern Motor Lodge. The Group also recorded higher other investments arising from a higher fair value gain and additional purchases during the year.

Current liabilities

Current liabilities decreased by \$104.7 million from \$307.3 million to \$202.6 million as at 31 December 2024 mainly due to the reclassification of bank borrowings.

Non-current liabilities

Non-current liabilities increased by \$110.3 million from \$559.1 million to \$669.4 million as at 31 December 2024 mainly due to higher bank borrowings and the reclassification of bank borrowings as mentioned above.

Condensed interim consolidated statement of cash flows position as at 31 December 2024

The Group recorded a net cash generated from operating activities of \$25.1 million and \$37.7 million in 2H 2024 and FY 2024 (2H 2023: \$10.3 million and FY 2023: \$30.3 million) respectively. The increase in cash generated from operating activities was generally due to the improved business performance as mentioned above.

The net cash used in investing activities in 2H 2024 was \$1.9 million as compared to a higher net cash used in 2H 2023 of \$22.8 million mainly due to the refurbishment costs incurred for Aloft Singapore Novena. Net cash generated in FY 2024 of \$24.6 million includes the sale proceeds from disposal of the hotel at Four Points by Sheraton of \$77.9 million which was used to fund the balance purchase of Great Eastern Motor Lodge. Included in FY 2023 were the sale proceeds of the two units at Skyline 360° At St Thomas Walk of \$20.1 million and recorded an overall net cash used position of \$11.3 million.

Net cash used in financing activities amounted to \$50.6 million in FY 2024 as compared to \$25.5 million in FY 2023 mainly due to the net movements of bank borrowings.

G. Other Information Required by Listing Rule Appendix 7.2 (cont'd)

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

There is no forecast or prospect statement that has been disclosed to shareholders.

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

The Group will focus on improving the rental yields and occupancy rates of the existing properties to strengthen the recurring income base and expects the hotels to continue with RevPar growth in the next 12 months despite the sector remaining competitive.

The Group will continue to face challenges from the rising operating costs, global economic uncertainties and inflationary pressures, and these will continue to impact on the Group's businesses including the investment portfolios which may be affected by market volatility.

The Group has sufficient banking facilities and liquidity to meet its near-term debt obligations and operational needs and will continue to exercise prudence with respect to non-essential capital expenditure.

5. Dividend information

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? Yes

The Directors are pleased to announce a proposed dividend, subject to shareholders' approval at the forthcoming Annual General Meeting for the financial year ended 31 December 2024 as follows:

Name of dividend	: Final (tax exempt one tier)
Type of dividend	: Cash
Dividend	: 0.50 Singapore cent per ordinary share
Tax rate	: One tier

(b) Corresponding Period of the immediately preceding financial year

Any dividend declared for the corresponding period of the immediately preceding financial year? Yes

Name of dividend	: Final (tax exempt one tier)
Type of dividend	: Cash
Dividend	: 0.50 Singapore cent per ordinary share
Tax rate	: One tier

(c) Date payable

To be advised.

(d) Books closure date

To be advised.

G. Other Information Required by Listing Rule Appendix 7.2 (cont'd)

6. Interested person transactions

Name of interested person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)		Aggregate value of all interested person transactions conducted under the shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)	
	6 months ended 31 December 2024	12 months ended 31 December 2024	6 months ended 31 December 2024	12 months ended 31 December 2024
Hiap Hoe & Co. Pte. Ltd. (A subsidiary of the ultimate holding company, Hiap Hoe Holdings Pte Ltd)	Provision of services for maintenance of properties to the Company's subsidiaries (Value of transactions - \$29,250) Secondment of staff to a Company's subsidiary (Value of transactions - \$157,597) Lease of storage space to a Company's subsidiary (Value of transactions - \$21,336)	Provision of services for maintenance of properties to the Company's subsidiaries (Value of transactions - \$105,925) Secondment of staff to a Company's subsidiary (Value of transactions - \$157,597) Lease of storage space to a Company's subsidiary (Value of transactions - \$42,672)	Nil	Nil

Above table excludes transactions with certain interested person during the financial period under review as pursuant to Rule 905(3) of the SGX-ST Listing Rules, no announcement is required by the Company with regard to these transactions as the value of these transactions were below \$100,000.

No general mandate for IPTs has been obtained from shareholders.

G. Other Information Required by Listing Rule Appendix 7.2 (cont'd)

7. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(10) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Teo Ho Beng	70	Father of Teo Keng Joo, Marc and brother of Roland Teo Ho Kang	Executive Chairman (2024) Director of Hiap Hoe Limited and Group of subsidiaries (2003): (i) Engaging meetings that enable the Board to perform its duties responsibly. Preparing meeting agenda. Assisting in ensuring compliance with the Company's guidelines on corporate governance. (ii) Formulate corporate strategies and policies for the Group. Ensuring senior management's implementation of policies and strategies at the operating level. (iii) Responsible for the day-to-day management of the Group as well as the exercise of control over quality, quantity and timeliness of information flow between the Board and Management and in developing the business of the Group.	Relinquished his position as Chief Executive Officer from 2 January 2024.
Roland Teo Ho Kang	61	Brother of Teo Ho Beng and uncle of Teo Keng Joo, Marc	Director of a subsidiary company, SuperBowl Holdings Limited (1995). Formulate corporate strategies and policies for the Group. Overseeing the marketing and promotional activities. Responsible for product development, business expansion and staff development.	Nil
Teo Poh Sim, Agnes	54	Sister of Teo Ho Beng and Roland Teo Ho Kang and aunt of Teo Keng Joo, Marc	Head, Human Resource of Hiap Hoe Limited and Group of subsidiaries (2003). Director of a subsidiary company, SuperBowl Holdings Limited (2016). Formulate human resource policies and administrative policies for the group. Responsible for the group payroll, staff welfares and staff development as well as administration.	Nil
Teo Keng Joo, Marc	39	Son of Teo Ho Beng and nephew of Roland Teo Ho Kang	Chief Executive Officer (2024) Director of Hiap Hoe Limited and Group of subsidiaries (2017). Oversee and head the Project Management department of the Group (2014). Responsible for the Group's expansion plans and corporate investments (2017).	Redesignation as Chief Executive Officer from 2 January 2024.

G. Other Information Required by Listing Rule Appendix 7.2 (cont'd)

7. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(10) in the format below. If there are no such persons, the issuer must make an appropriate negative statement. (cont'd)

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Teo Poh Leng	58	Sister of Teo Ho Beng and Roland Teo Ho Kang and aunt of Teo Keng Joo, Marc	Director of Super Funworld Pte Ltd (1995) Responsible for monitoring and updating of daily takings of different bowling centres. Responsible for staff welfare. Responsible for staff payroll.	Nil
Teo Ho Kheong	52	Brother of Teo Ho Beng and Roland Teo Ho Kang and uncle of Teo Keng Joo, Marc	Director of: SuperBowl Development Pte Ltd (1996) SuperBowl Jurong Pte Ltd (2002) Super Funworld Pte Ltd (2002) Formulate operations and marketing concepts for SuperBowl Development Pte Ltd and SuperBowl Jurong Pte Ltd. Overall management of bowling programmes for youth tournaments and leagues.	Nil
Teo Poh Ho, Josephine	57	Sister of Teo Ho Beng and Roland Teo Ho Kang and aunt of Teo Keng Joo, Marc	Senior Manager (1994) Formulate operational policies for a few bowling centres. Oversee the operation of these centres. Responsible for staff welfare. Responsible for staff payroll. Oversee the revenue collection for these centres.	Nil
Sin Wong Chan	70	Wife of Teo Ho Beng Sister-in-law of Roland Teo Ho Kang	Finance Manager (2000) Oversee the financial operations of SuperBowl Jurong Pte Ltd and SuperBowl Development Pte Ltd. Oversee the revenue collection of a few bowling centres. Responsible for staff welfare. Responsible for staff payroll.	Nil

G. Other Information Required by Listing Rule Appendix 7.2 (cont'd)

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

The Company has received undertakings from all its directors and executive officers in the format as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual of the SGX-ST.

By Order of the Board

Lee Yuan
Joint Company Secretary
27 February 2025