



GOODLAND GROUP LIMITED

良園集團

(Incorporated in the Republic of Singapore)
(Company Registration No. 200405522N)

Condensed Interim Financial Statements (Unaudited)
For the six months ended 31 March 2022



Table of Contents

A	Condensed interim consolidated statement of profit or loss and other comprehensive income	3
B	Condensed interim statements of financial position	4
C	Condensed interim statements of changes in equity	5
D	Condensed interim consolidated statement of cash flows	7
E	Notes to the condensed interim consolidated financial statements	8
F	Other information required by Listing Rule Appendix 7.2	21



A. Condensed interim consolidated statement of profit or loss and other comprehensive income

Statement of Comprehensive Income

	Note	Group		Increase/ (Decrease) %
		6 months ended 31/3/2022 (1H2022)	6 months ended 31/3/2021 (1H2021)	
		S\$'000	S\$'000	
Revenue	4	13,634	2,050	N/M
Cost of sales		(10,571)	(1,117)	N/M
Gross profit		3,063	933	N/M
Other operating income		215	585	-63
Finance income		1	9	N/M
Administrative expenses		(2,502)	(2,257)	11
Finance costs		(627)	(584)	7
Other operating expenses		- *	(1)	N/M
Share of results of associates		1,336	-	N/M
Profit/(loss) before taxation	6	1,486	(1,315)	N/M
Taxation	7	(19)	-	N/M
Profit/(loss) for the period		1,467	(1,315)	N/M
Other comprehensive income/(loss) after tax:				
Items that may be reclassified subsequently to profit or loss				
Exchange differences on translation of the financial statements of foreign entities		(1,361)	(2,322)	-41
Total comprehensive income/(loss)		106	(3,637)	-103
Profit/(loss) attributable to:				
Owners of the parent		1,365	(1,304)	-205
Non-controlling interests		102	(11)	N/M
		1,467	(1,315)	N/M
Total comprehensive income/(loss) attributable to:				
Owners of the parent		413	(2,929)	-114
Non-controlling interests		(307)	(708)	-57
		106	(3,637)	N/M
* Less than \$1,000				
Earnings per share for profit/(loss) attributable to owners of the Company during the period				
Basic and diluted (SGD in cent)		0.38	(0.36)	



B. Condensed interim statements of financial position

Statement of Financial Position

	Note	Group Unaudited 31/3/2022 S\$'000	Group Audited 30/9/2021 S\$'000	Company Unaudited 31/3/2022 S\$'000	Company Audited 30/9/2021 S\$'000
Non-current assets					
Property, plant and equipment	10	2,228	2,169	-	-
Right-of-use assets		262	309	-	-
Investment properties	11	90,642	90,804	-	-
Subsidiaries		-	-	10,272	9,772
Associates	12	8,648	7,312	-	-
Joint venture	13	3	-	-	-
Financial assets, at FVOCI	9	8,730	8,730	-	-
Deferred tax assets		136	155	-	-
		<u>110,649</u>	<u>109,479</u>	<u>10,272</u>	<u>9,772</u>
Current assets					
Inventories		26	26	-	-
Trade and other receivables		19,161	21,002	69,015	67,269
Contract assets		7,937	5,300	-	-
Development properties for sale	14	215,890	205,774	-	-
Financial assets, at FVTPL		96	91	-	-
Cash and cash equivalents		9,420	8,146	1,683	3,872
		<u>252,530</u>	<u>240,339</u>	<u>70,698</u>	<u>71,141</u>
Less:-					
Current liabilities					
Lease liabilities		41	48	-	-
Trade and other payables		12,606	13,541	7,459	27,287
Contract liabilities		429	701	-	-
Bank borrowings	15	77,123	61,200	-	-
Current tax payable		174	192	-	-
		<u>90,373</u>	<u>75,682</u>	<u>7,459</u>	<u>27,287</u>
Net current assets		<u>162,157</u>	<u>164,657</u>	<u>63,239</u>	<u>43,854</u>
Non-current liabilities					
Lease liabilities		204	221	-	-
Bank borrowings	15	18,478	19,237	-	-
Deferred tax liabilities		9,262	9,333	-	-
		<u>27,944</u>	<u>28,791</u>	<u>-</u>	<u>-</u>
Net assets		<u>244,862</u>	<u>245,345</u>	<u>73,511</u>	<u>53,626</u>
Capital and reserves					
Share capital	16	63,280	63,280	63,280	63,280
Retained earnings		59,001	58,174	20,871	935
Merger reserve		(485)	(485)	-	-
Treasury shares	17	(9,563)	(9,512)	(9,563)	(9,512)
Currency translation reserve		(465)	487	-	-
Acquisition reserve		78,743	78,743	-	-
Fair value reserve		(1,748)	(1,748)	-	-
Revaluation surplus reserve		3,224	3,224	-	-
Equity reserve		229	229	(1,077)	(1,077)
Equity attributable to owners of the Company		<u>192,216</u>	<u>192,392</u>	<u>73,511</u>	<u>53,626</u>
Non-controlling interests		52,646	52,953	-	-
Total equity		<u>244,862</u>	<u>245,345</u>	<u>73,511</u>	<u>53,626</u>



C. Condensed interim statements of changes in equity

Statement of Changes in Equity

The Group	Attributable to equity holders of the Company										Non-Controlling Interests S\$'000	Total Equity S\$'000
	Share Capital S\$'000	Treasury Shares S\$'000	Acquisition Reserve S\$'000	Currency Translation Reserve S\$'000	Equity Reserve S\$'000	Fair Value Reserve S\$'000	Revaluation Surplus Reserve S\$'000	Merger Reserve S\$'000	Retained Earnings S\$'000	Subtotal S\$'000		
At 1 October 2020	63,280	(9,485)	78,743	2,092	229	(1,709)	3,224	(485)	57,957	193,846	53,529	247,375
Total comprehensive income for the period												
(Loss)/Profit for the period	-	-	-	-	-	-	-	-	(1,304)	(1,304)	(11)	(1,315)
Other comprehensive income												
Exchange differences arising from transaction	-	-	-	(1,625)	-	-	-	-	-	(1,625)	(697)	(2,322)
Total other comprehensive income												
Total comprehensive income for the period												
(Loss)/Profit for the period	-	-	-	(1,625)	-	-	-	-	(1,304)	(2,929)	(708)	(3,637)
Transactions with owners, recognised directly in equity												
Contributions by and distributions to owners												
Dividend paid	-	-	-	-	-	-	-	-	(540)	(540)	-	(540)
Total contributions by and distributions to owners and total transactions with owners												
	-	-	-	-	-	-	-	-	(540)	(540)	-	(540)
Balance as at 31 March 2021	63,280	(9,485)	78,743	467	229	(1,709)	3,224	(485)	56,113	190,377	52,821	243,198
At 1 October 2021	63,280	(9,512)	78,743	487	229	(1,748)	3,224	(485)	58,175	192,393	52,953	245,346
Total comprehensive income for the period												
(Loss)/Profit for the period	-	-	-	-	-	-	-	-	1,365	1,365	102	1,467
Other comprehensive income												
Exchange differences arising from transaction	-	-	-	(952)	-	-	-	-	-	(952)	(409)	(1,361)
Total other comprehensive loss												
(Loss)/Profit for the period	-	-	-	(952)	-	-	-	-	-	(952)	(409)	(1,361)
Total comprehensive (loss)/income for the period												
(Loss)/Income for the period	-	-	-	(952)	-	-	-	-	1,365	413	(307)	106
Transactions with owners, recognised directly in equity												
Contributions by and distributions to owners												
Purchase of treasury shares	-	(51)	-	-	-	-	-	-	-	(51)	-	(51)
Dividend paid	-	-	-	-	-	-	-	-	(539)	(539)	-	(539)
Total contributions by and distributions to owners and total transactions with owners												
	-	(51)	-	-	-	-	-	-	(539)	(590)	-	(590)
Balance as at 31 March 2022	63,280	(9,563)	78,743	(465)	229	(1,748)	3,224	(485)	59,001	192,216	52,646	244,862

The Company	Share Capital S\$'000	Treasury Share S\$'000	Equity Reserve S\$'000	Retained Earnings S\$'000	Total Equity S\$'000
At 1 October 2020	63,280	(9,454)	(1,077)	1,660	54,409
Total comprehensive income for the period					
Loss for the period	-	-	-	(167)	(167)
Total comprehensive loss for the period					
(Loss) for the period	-	-	-	(167)	(167)
Transaction with owners, recognised directly in equity					
Contribution by and distributions to owners					
Purchase of treasury shares	-	(31)	-	-	(31)
Dividend paid	-	-	-	(540)	(540)
Total contributions by and distributions to owners and total transactions with owners					
	-	(31)	-	(540)	(571)
Balance as at 31 March 2021	63,280	(9,485)	(1,077)	953	53,671
At 1 October 2021	63,280	(9,563)	(1,077)	935	53,575
Total comprehensive income for the period					
Profit for the period	-	-	-	20,475	20,475
Total comprehensive loss for the period					
(Loss) for the period	-	-	-	20,475	20,475
Transaction with owners, recognised directly in equity					
Contribution by and distributions to owners					
Purchase of treasury shares	-	-	-	-	-
Dividend paid	-	-	-	(539)	(539)
Total contributions by and distributions to owners and total transactions with owners					
	-	-	-	(539)	(539)
Balance as at 31 March 2022	63,280	(9,563)	(1,077)	20,871	73,511



D. Condensed interim consolidated statement of cash flows

Consolidated Statement of Cash Flows

	Note	Group	
		6 months ended 31/3/2022 (1H2022) S\$'000	6 months ended 31/3/2021 (1H2021) S\$'000
Cash flows from operating activities			
Profit/(loss) before taxation		1,486	(1,315)
Adjustments for:-			
Depreciation of property, plant and equipment	6	98	81
Depreciation of right-of-use assets	6	48	22
Loss on disposal of property, plant and equipment	6	- *	-
Fair value gain on financial assets, at FVTPL	6	(5)	(9)
Loss on disposal of financial assets, at FVTPL	6	-	1
Finance costs	6	627	584
Interest income		(1)	(9)
Share of associates' results		(1,336)	-
Operating cash flow before working capital changes		917	(645)
Change in trade and other receivables and other current assets		(399)	(769)
Change in trade and other payables and other current liabilities		(1,190)	(480)
Change in development properties for sale		(11,235)	(1,112)
Cash generated from operations		(11,907)	(3,006)
Interest received		1	9
Income tax paid		(18)	-
Net cash generated from operating activities		(11,924)	(2,997)
Cash flows from investing activities			
Purchase of property, plant and equipment		(158)	(32)
Proceeds from disposal of financial assets, at FVTPL		-	55
Advances to joint venture		(400)	-
Net cash used in investing activities		(560)	23
Cash flows from financing activities			
Share buy-back	17	(51)	-
Proceeds from bank loans		19,259	7,345
Repayment of bank loans		(4,095)	(136)
Principal repayment of lease liabilities		(24)	(18)
Advances from non-controlling interest shareholders		-	51
Interest paid		(794)	(890)
Dividend paid	8	(539)	(540)
Net cash used in financing activities		13,756	5,812
Net changes in cash and cash equivalents		1,272	2,840
Cash and cash equivalents at beginning of financial period		8,146	4,236
Effect of exchange rate changes on balances held in foreign currencies		2	-
Cash and cash equivalents at end of financial period/year		9,420	7,076

* Less than \$1,000



E. Notes to the condensed interim consolidated financial statements

1. Corporate information

Goodland Group Limited (the "Company") is incorporated and domiciled in Singapore and whose shares are publicly traded on the Mainboard of the Singapore Exchange. These condensed interim consolidated financial statements as at and for the three months ended 31 March 2022 comprise the Company and its subsidiaries (collectively, the Group).

The principal activity of the Company is that of investment holding. The Group is primarily involved in real estate development, other holding and commercial and industrial real estate management and general building contractors.

2. Basis of Preparation

The condensed interim financial statements for the six months ended 31 March 2022 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 annual financial statements for the year ended 30 September 2021.

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.

2.1 New and amended standards adopted by the Group

The Group have adopted the new and revised Singapore Financial Reporting Standards (International) ("SFRS(I)s"), and Interpretations of SFRS(I) ("SFRS(I) INTs") that are relevant to its operation and effective for the annual period beginning on 1 October 2021.

The adoption of these SFRS(I)s and SFRS(I) INTs does not result in changes in the Group's accounting policies and has no material impact on the financial statements reported for the current financial period or prior financial periods.

2.2 Use of judgements and estimates

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

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 30 September 2021.

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

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in the following notes:

Note 13 – Significant influence over associates

Information about assumption and estimation uncertainties that have 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:

Note 12 – Fair value of investment properties

Note 14 – Carrying amount of development properties



3. Seasonal operations

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period except for impact from Covid-19 pandemic on construction costs.

4. Segment and revenue information

The Group is organised into the following main business segments:

- a) Property development – developing properties for sale
- b) Construction – constructing residential and commercial properties
- c) Property investment – investing in properties to earn rental and for capital appreciation
- d) Others – comprising mainly corporate office functions and investment in shares

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

4.1 Reportable segments

	Property Development	Construction	Property Investment	Others	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
1 October 2021 to 31 March 2022					
Revenue and other operating income	13,173	2,654	463	7	16,297
Less: Inter-segment revenue	-	(2,448)	-	-	(2,448)
	13,173	206	463	7	13,849
Segment results	2,575	82	(13)	7	2,651
Share of results of associates					1,336
Unallocated expenses					(2,502)
Results from operating activities					1,485
Unallocated interest income					1
Profit before taxation					1,486
Income tax					(19)
Profit after taxation					1,467
<u>Other segment information:</u>					
Fair value gain on financial assets, at FVTPL	-	-	-	5	5
Addition to property, plant and equipment					
- allocated	-	155	3	-	158
- unallocated	-	-	-	-	-
	-	155	3	-	158
Depreciation of property, plant and equipment					
- allocated	2	49	-	-	51
- unallocated	-	-	-	-	47
	2	49	-	-	98
Depreciation of right-of-use assets					
- allocated	-	26	-	-	26
- unallocated	-	-	-	-	22
	-	26	-	-	48
<u>Assets and liabilities</u>					
Segment assets	265,759	989	92,576	-	359,324
Unallocated assets	-	-	-	-	3,855
Total assets	265,759	989	92,576	-	363,179
Segment liabilities	58,838	2,102	31,411	-	92,351
Unallocated liabilities	-	-	-	-	25,966
Total liabilities	58,838	2,102	31,411	-	118,317



	Property Development	Construction	Property Investment	Others	Total
	S\$	S\$	S\$	S\$	S\$
1 October 2020 to 31 March 2021					
Revenue and other operating income	1,577	1,839	473	585	4,474
Less: Inter-segment revenue	-	(1,839)	-	-	(1,839)
	1,577	-	473	585	2,635
Segment results	398	(30)	(20)	584	932
Share of results of associates					-
Unallocated expenses					(2,256)
Results from operating activities					(1,324)
Unallocated interest income					9
Profit before taxation					(1,315)
Income tax					-
Profit after taxation					(1,315)
<u>Other segment information:</u>					
Loss on disposal of financial assets, at FVTPL	-	-	-	(1)	(1)
Fair value gain on financial assets, at FVTPL	-	-	-	9	9
Addition to property, plant and equipment					
- allocated	-	-	-	-	-
- unallocated	-	-	-	-	32
	-	-	-	-	32
Depreciation of property, plant and equipment					
- allocated	-	26	-	-	26
- unallocated	-	-	-	-	55
	-	26	-	-	81
Depreciation of right-of-use assets					
- allocated	-	-	-	-	-
- unallocated	-	-	-	-	22
	-	-	-	-	22
<u>Assets and liabilities</u>					
Segment assets	258,195	1,700	91,302	-	351,197
Unallocated assets	-	-	-	-	7,318
Total assets	258,195	1,700	91,302	-	358,515
Segment liabilities	55,091	2,357	33,320	-	90,768
Unallocated liabilities	-	-	-	-	24,548
Total liabilities	55,091	2,357	33,320	-	115,316



4.2 Disaggregation of Revenue

	The Group				
	6 months ended 31 March 2022				
	Property Development	Construction	Property Investment	Others	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Types of goods or service:					
Property development	13,102	-	-	-	13,102
Construction revenue	-	95	-	-	95
Rental income	-	-	437	-	437
Total revenue	13,102	95	437	-	13,634
Timing of revenue recognition:					
At a point in time	5,690	-	-	-	5,690
Over time	7,412	95	437	-	7,944
Total revenue	13,102	95	437	-	13,634
Geographical information					
Singapore	13,102	95	423	-	13,620
Malaysia	-	-	14	-	14
	13,102	95	437	-	13,634

	The Group				
	6 months ended 31 March 2021				
	Property Development	Construction	Property Investment	Others	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Types of goods or service:					
Property development	1,577	-	-	-	1,577
Rental income	-	-	473	-	473
Total revenue	1,577	-	473	-	2,050
Timing of revenue recognition:					
At a point in time	-	-	-	-	-
Over time	1,577	-	473	-	2,050
Total revenue	1,577	-	473	-	2,050
Geographical information					
Singapore	1,577	-	459	-	2,036
Malaysia	-	-	14	-	14
	1,577	-	473	-	2,050



5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 31 March 2022 and 30 September 2021

	Note	The Group		The Company	
		31 March 2022	30 September 2021	31 March 2022	30 September 2021
		\$'000	\$'000	\$'000	\$'000
Financial Assets					
Financial assets, at fair value through profit or loss ("FVTPL")	10	96	91	-	-
Financial assets, at fair value through other comprehensive income ("FVOCI")	10	8,730	8,730	-	-
Cash and bank balance		9,420	8,146	1,683	3,872
Trade and other receivables #		18,762	20,166	69,015	67,255
		<u>37,008</u>	<u>37,133</u>	<u>70,698</u>	<u>71,127</u>
Financial Liabilities					
Trade and other payables ##		12,380	13,309	7,459	27,287
Lease liabilities		245	269	-	-
Bank borrowings	15	95,601	80,437	-	-
		<u>108,226</u>	<u>94,015</u>	<u>7,459</u>	<u>27,287</u>

Exclude prepayments and non-refundable deposits

Exclude deposits received

6. Profit before taxation

6.1 Significant items

	The Group	
	6 months ended	
	31 March 2022	31 March 2021
	\$'000	\$'000
Income		
Finance income	1	9
Fair value gain on financial assets, at FVTPL	5	9
Government grants	140	557
Expenses		
Depreciation of property, plant and equipment	98	81
Depreciation of right-of-use assets	48	22
Finance costs	627	584
Loss on disposal on property, plant and equipment	- *	-

* Less than \$1,000



7. Taxation

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

	The Group	
	6 months ended	
	31 March 2022	31 March 2021
	\$'000	\$'000
Current income tax credit/(expense)	-	-
Deferred income tax credit/(expense)	(19)	-
	(19)	-

8. Dividends

	The Group	
	Financial Year 2022	Financial Year 2021
	\$'000	\$'000
Ordinary dividends paid in:		
Special exempt dividend of \$0.00075 or 0.075 cent (2021: nil) per share in respect of previous financial year	269	-
Final exempt dividend of \$0.00075 or 0.075 cent (2021: \$0.0015 or 0.15 cent) per share in respect of previous financial year	270	540
Interim exempt dividend of nil (2021: \$0.00075 or 0.075 cent) per share in respect of previous financial year	-	270
	539	810

Dividend for the current financial period reported on

Interim exempt dividend of \$0.00075 or 0.075 cent is declared for the current financial period reported on. Refer Section F, Note 6, Dividend for more details.

9. Fair values of financial instruments

Financial assets at FVOCI comprise the following:

	The Group	
	31 March 2022	30 September 2021
	S\$'000	S\$'000
Equity instrument designated at fair value through OCI		
- Unquoted equity investment		
At beginning of year	8,730	8,769
Fair value loss recognised in other comprehensive income	-	(39)
At end of period/year	8,730	8,730



9.1 Fair value measurement

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 which 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 assets or liability which are not based on observable market data (unobservable inputs) (Level 3)

The following table presented the assets measured at fair value:

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
The Group - 31 March 2022				
Financial assets, at FVOCI	-	-	8,730	8,730
Financial assets, at FVTPL	96	-	-	96
	<u>96</u>	<u>-</u>	<u>8,730</u>	<u>8,826</u>
The Group - 30 September 2021				
Financial assets, at FVOCI	-	-	8,730	8,730
Financial assets, at FVTPL	91	-	-	91
	<u>91</u>	<u>-</u>	<u>8,730</u>	<u>8,821</u>

10. Property, plant and equipment

During the financial year ended 31 March 2022, the Group acquired assets amounting to \$0.158 million (30 September 2021: \$0.130 million) and disposed of assets at net book value amounting to less than \$1 thousand (30 September 2021: \$0.009 million).

11. Investment properties

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

	The Group	
	31 March 2022 \$'000	30 September 2021 \$'000
At fair value:		
At beginning of year	90,804	89,502
Fair value gain recognised in profit or loss	-	1,577
Exchange differences on translation	(162)	(275)
At end of year	<u>90,642</u>	<u>90,804</u>

11.1 Valuation

The Group engages external, independent and qualified valuers to determine the fair value of the Group's properties at the end of every year based on the property's highest and best use. Discussions on the valuation process, key inputs applied in the valuation approach and the reasons for the fair value changes are held between the property manager, management and the independent valuer yearly.

The fair value of the Group's investment properties is determined based on significant unobservable inputs and is categorised under Level 3 of the fair value measurement hierarchy. Level 3 fair value has been derived using the direct comparison method and residual method.



12. Investment in Associates

	The Group	
	31 March 2022	30 September 2022
	\$'000	\$'000
Unquoted equity investment, at cost	2,353	2,353
Share of post-acquisition profits	6,295	4,960
	8,648	7,313

Detail of the associates as at 31 March 2022 are as follows:

<u>Name</u>	<u>Country of incorporation</u>	<u>Ownership interest</u>		<u>Principal activities</u>
		2022	2021	
		%	%	
AG Capital Pte. Ltd. ⁽¹⁾	Singapore	50	50	Real estate development
Goodland Sunny Pte. Ltd. ⁽²⁾	Singapore	-	50	Real estate investment and development
RGL Equity (Siem Reap) Co., Ltd.	Cambodia	49	49	Real estate investment and development
SL Capital (1) Pte. Ltd.	Singapore	17	17	Property developer
SL Capital (3) Pte. Ltd.	Singapore	17	17	Property developer
SL Capital (5) Pte. Ltd.	Singapore	17	17	Property developer

⁽¹⁾ AG Capital Pte. Ltd is in the process of striking off in 2022.

⁽²⁾ Goodland Sunny was struck off on 10 January 2022.

13. Joint venture

	The Group	
	31 March 2022	30 September 2021
	\$'000	\$'000
Unquoted equity investment, at cost	3	-
Share of post-acquisition profits	-	-
	3	-

Detail of the joint venture as at 31 March 2022 are as follows:

<u>Name</u>	<u>Country of incorporation</u>	<u>Ownership interest</u>		<u>Principal activities</u>
		2022	2021	
		%	%	
Chon Hua Pte. Ltd.	Singapore	50	-	Real estate development

On 15 October 2021, Peg West Pte Ltd, a wholly-owned subsidiary of the Company, has subscribed for 2,500 ordinary shares of S\$1.00 each, representing 50% equity stake in Chon Hua Pte. Ltd ("CH"). CH's principal activities are those of real estate developers. CH was awarded a design and build contract to erect an 8-storey commercial building (the "Project"); and invited the Group to participate in the Project. The acquisition entitles the Group to directly undertake the construction of the Project.

**14. Development properties**

	The Group	
	31 March 2022	30 September 2021
	\$'000	\$'000
Development properties	215,890	205,774

The Group adopts the percentage of completion method of revenue recognition for projects under the progressive payment scheme in Singapore. The Group relies on the experience and work of specialists.

The Group recognises an allowance for foreseeable losses, if any, on development properties taking into consideration the selling prices of comparable properties, timing of sale launches, location of property, expected net selling prices and development expenditure.

15. Borrowings

	The Group	
	31 March 2022	30 September 2021
	\$'000	\$'000
<u>Amount repayable within one year or on demand</u>		
Secured	77,123	61,200
<u>Amount repayable after one year</u>		
Secured	18,478	19,237
	<u>95,601</u>	<u>80,437</u>

Bank borrowings and credit facilities are secured over development properties and certain investment properties of the Group.

Details of collaterals:

- a) Corporate guarantee by Goodland Group Limited.
- b) Mortgages on the Group's property, plant and equipment, investment properties and development properties for sale.
- c) Assignment of rights, titles and benefits with respect to the Group's properties.
- d) Assignment of performance bond, insurances, proceeds and construction contract.
- e) Legal assignment of rental proceeds and charge over bank account(s) into which rental proceeds shall be paid.
- f) Assignment of developer's rights and benefits in sale and purchase agreements.
- g) Leased assets for finance leases.

16. Share capital

	The Group and the Company			
	31 March 2022		30 September 2021	
	Number of shares	\$'000	Number of shares	\$'000
Issued and paid up:				
At beginning and end of the period/year	394,066,518	63,280	394,066,518	63,280



17. Treasury shares

	The Group and the Company			
	31 March 2022		31 March 2021	
	Number of shares	\$'000	Number of shares	\$'000
Treasury shares:				
At beginning of the year	34,234,400	9,512	34,046,600	9,485
Share buy-back	365,100	51	-	-
At end of the period	<u>34,599,500</u>	<u>9,563</u>	<u>34,046,600</u>	<u>9,485</u>

The total number of issued shares excluding treasury shares of the Company as at 31 March 2022 was 359,467,018 (31 March 2021: 360,019,918). The Company held 34,599,500 treasury shares, constituting 9.62% of the total number of ordinary shares outstanding excluding treasury shares, as at 31 March 2022 (31 March 2021: 34,046,600 constituting 9.45% of the total number of ordinary shares outstanding excluding treasury shares).

There were no sales, transfers, cancellation and/or use of treasury shares as at 31 March 2022 and 31 March 2021.

The Company had no subsidiary holdings as at 31 March 2022 and 31 March 2021.

Total number of issued shares excluding treasury shares as at 31 March 2022 and 30 September 2021 is as follows:

	31 March 2022	30 September 2021
Total number of issued shares	394,066,518	394,066,518
Total number of treasury shares	(34,599,500)	(34,234,400)
Total number of issued shares excluding treasury shares	<u>359,467,018</u>	<u>359,832,118</u>

18. Earnings per share

	The Group	
	6 months ended	
	31 March 2022	31 March 2021
Earnings per ordinary share for the period (cent)	0.38	(0.36)
Weighted average number of ordinary shares in issue (excluding treasury shares)	359,478,689	360,019,918

The basic and diluted earnings per share are the same as there were no potentially dilutive ordinary shares in issue as at 31 March 2022 and 31 March 2021.

19. Net asset value

	The Group		The Company	
	31 March 2022	30 September 2021	31 March 2022	30 September 2021
Net asset value per ordinary share, based on issued share capital (excluding treasury shares)	53.47 cents	53.47 cents	20.45 cents	14.90 cents
Number of issued shares (excluding treasury shares)	359,467,018	359,832,118	359,467,018	359,832,118

Net asset value is represented as equity attributable to owners of the Company.

20. Subsequent events

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



F. Other information required by Listing Rule Appendix 7.2

1. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures and explanatory notes have not been audited or reviewed.

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

Not applicable as the figures have not been audited or reviewed

3. 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.**

Revenue

1H2022 vs 1H2021

Revenue increased by \$11.6 million to \$13.6 million in 1H2022 from \$2.0 million in 1H2021 mainly due to higher revenue generated from progressive revenue recognition from industrial project, Citrine Foodland and a sale of landed property in 1H2022.

Cost of sales and gross profit

1H2022 vs 1H2021

Cost of sale increased by \$9.5 million to \$10.6 million in 1H2022 from \$1.1 million in 1H2021, in line with increase in revenue. Therefore, gross profit for 1H2022 was \$3.1 million compared to \$0.9 million in 1H2021. Gross profit was 22.5% in 1H2022 as compared to 45.5% in 1H2021 due to higher costs incurred for development properties sold in 1H2022.

Other operating income

1H2022 vs 1H2021

Other income decreased by \$0.4 million to \$0.2 million in 1H2022 from \$0.6 million in 1H2021, mainly due to lower government grants received in 1H2022.

Administrative expenses

1H2022 vs 1H2021

Administrative expenses increased by \$0.2 million to \$2.5 million in 1H2022 from \$2.3 million in 1H2021 mainly due to salaries expense arising from new business in mechanical and electrical services and higher depreciation charged for new vehicles used for business operation in 1H2022.

Finance costs

1H2022 vs 1H2021

Finance costs increased by \$0.043 million to \$0.627 million in 1H2022 from \$0.584 million in 1H2021 mainly due to higher bank loan interest repayment for new and on-going projects.

Other operating expenses

1H2022 vs 1H2021

Other operating expenses in 1H2021 was in respect of loss of disposal of low value assets which was less than \$1,000.

Share of results of associates

1H2022 vs 1H2021

Share of results of associates increased by \$1.3 million was mainly due to the share of profits of associates during the period.

Profit/(loss) before taxation

1H2022 vs 1H2021

Profit before taxation was \$0.3 million in 1H2022, compared to loss before taxation of \$1.3 million in 1H2021. This was



mainly attributable to increase in gross profit of \$2.1 million, share of results of associates \$0.1 million, partially offset by increase in administrative expenses of \$0.2 million.

Other comprehensive income

1H2022 vs 1H2021

Foreign currency translation differences arose mainly from the depreciation in Malaysia Ringgit in 1H2022 and 1H2021 for the investments in Malaysian entities.

Assets

Property, plant and equipment increased by \$0.059 million to \$2.228 million as at 31 March 2022 from \$2.169 million as at 30 September 2021 mainly due to purchase of construction equipment during the period, partially offset by depreciation charged.

Right-of-use assets remained stable at \$0.3 million as at 31 March 2022 and 30 September 2021.

Investment properties decreased by \$0.2 million to \$90.6 million as at 31 March 2022 from \$90.8 million as at 30 September 2021 mainly due to foreign currency translation differences arising from investment in Malaysian entities.

Associates increased by \$1.3 million to \$8.6 million as at 31 March 2022 from \$7.3 million as at 30 September 2021 due to share of results of associates.

Joint venture represents 50% equity stake in Chon Hua Pte Ltd by the Group.

Financial assets, at FVOCI remained stable at \$8.7 million as at 31 March 2022 and 30 September 2021.

Development properties for sale increased by \$10.1 million to \$215.9 million as at 31 March 2022 from \$205.8 million as at 30 September 2021 mainly due to completion of acquisition of properties at Serangoon Road and costs incurred on new and on-going projects, partially offset by the progressive revenue recognition of development properties sold.

Trade and other receivables decreased by \$1.8 million to \$19.2 million as at 31 March 2022 from \$21.0 million as at 30 September 2021 mainly due to due to progressive collection from buyers of development properties.

Contract assets relating to unbilled construction work performed to date increased by \$2.6 million to \$7.9 million in 31 March 2022 from \$5.3 million in 30 September 2021.

Financial assets, at FVTPL remained stable at \$0.09 million as at 31 March 2022 and 30 September 2021.

Liabilities

Trade and other payables decreased by \$0.9 million to \$12.6 million as at 31 March 2022 from \$13.5 million as at 30 September 2021 mainly due to decrease in amounts payable to suppliers and subcontractors.

Contract liabilities decreased by \$0.3 million to \$0.4 million as at 31 March 2022 from \$0.7 million as at 30 September 2021 was mainly due to decrease in deposits received from buyers on the sale of development properties.

Bank borrowings and lease liabilities increased by \$15.1 million to \$95.8 million as at 31 March 2022 from to \$80.7 million as at 30 September 2021 mainly due to additional bank borrowing to finance the acquisition of properties for redevelopment purposes.

Deferred tax liabilities remained stable at \$9.3 million as at 31 March 2022 and 30 September 2021.

Net Working Capital

The Group's net working capital decreased by \$2.6 million to \$162.1 million as at 31 March 2022 from \$164.7 million as at 30 September 2021 mainly due to increase in bank borrowings, decrease in trade and other receivables, partially offset by increase in development properties for sale, contract assets and decrease in trade and other payables and contract liabilities.

Capital and reserves

Retained earnings increased by \$0.8 million to \$59.0 million as at 31 March 2022 from \$58.2 million as at 30 September 2021, mainly due to profit attributable to equity holders, partially offset by dividends paid.



Statement of cash flows

1H2022

The net cash used in operating activities for 1H2022 was \$11.9 million. This was mainly due to increase in trade and other receivables of \$0.4 million, decrease in trade and other payables of \$1.2 million, increase in development properties for sale of \$11.2 million and \$1.3 million for share of results of associates; partially offset by profit before taxation of \$0.3 million, adjustments amounting to \$0.1 million for depreciation of property, plant and equipment and right of use assets and \$0.6 million for interest expense.

The net cash used in investing activities for 1H2022 was \$0.6 million. This was mainly due to purchase of property, plant and equipment of \$0.2 million, and advances to a joint venture of \$0.4 million.

The net cash generated from financing activities for 1H2022 was \$13.8 million. This was mainly due to proceeds of bank loan of \$19.3 million, partially offset by share buy-back of treasury shares of \$0.1 million, repayment of bank loans of \$4.1 million, interest paid of \$0.8 million and dividend paid of \$0.5 million.

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

Not applicable.

5. 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 real estate statistics released by the Urban Redevelopment Authority in Singapore showed that overall private residential price index increased by a slower pace of 0.7% in the 1st Quarter of 2022, compared with the 5.0% increase in the previous quarter. Prices of landed properties increased by 4.2% in 1st Quarter of 2022, compared with the 3.9% increase in the previous quarter. Prices of non-landed properties in the Core Central Region (CCR), Rest of Central Region (RCR) and Outside Central Region (OCR) (decreased)/increased by (0.1%), (2.7%) and 2.2% respectively in 1st Quarter of 2022, compared with 2.7% increase in the CCR, 6.7% increase in the RCR and 5.7% increase in the OCR, in the previous quarter.

The city-state is moving towards a new phase of living with Covid-19. Fully vaccinated travellers no longer need COVID-19 testing to enter Singapore, Malaysia and Cambodia. Malaysia and Singapore fully re-opened land borders on 1 April 2022. In Budget 2022, the Singapore Government announced tighter foreign worker policy that the proportion of work permit holders in the construction and process sectors will be reduced. The dependency ratio ceiling will be adjusted from 1:7 to 1:5 with effect from 1 January 2024. In addition, property taxes on non-owner-occupied homes, which include units purchased for investment, will be raised to 12 to 36 percent by 2024 from the current rates of 10 to 20 percent.

In Singapore, sales and leasing activities of residential, commercial and industrial properties are picking up. Construction activities are on-going despite facing shortage of labour and increasing costs. In Malaysia and Cambodia, the market continues to be challenging due to weak market sentiment.

The Group expects the next 12 months to be challenging. The Group is actively monitoring the impact of the newly announced Budget 2022 and will continue to exercise prudence and focus on taking necessary initiatives to moderate the impact. Our Group will continue to look for development and investment opportunities, both locally and regionally, while exercising caution.



6. Dividend

(a) Current Financial Period Reported On

Dividend declared for the current financial period reported on.

Name of Dividend	Interim
Type of Dividend	Cash
Dividend amount per ordinary share	\$0.00075 or 0.075 Singapore cent
Tax Rate	Tax exempt (one-tier)

(b) Corresponding Period of the Immediately Preceding Financial Year

Dividend declared for the corresponding period of the immediately preceding financial year reported on:

Name of Dividend	Interim
Type of Dividend	Cash
Dividend amount per ordinary share	\$0.00075 or 0.075 Singapore cent
Tax Rate	Tax exempt (one-tier)

(c) Date payable

On or about 30 May 2022

(d) Books closure date

Notice is hereby given that the Share Transfer Books and Register of Members of the Company will be closed on 20 May 2022 for the purpose of determining members' entitlements to the interim tax exempt (one-tier) dividend of \$0.00075 ("Interim Dividend").

Duly completed registrable transfers in respect of the shares in the Company received up to the close of business at 5.00 p.m. on 20 May 2022 by the Company's Share Registrar, B.A.C.S. Private Limited, 8 Robinson Road, #03-00 ASO Building, Singapore 048544 will be registered to determine members' entitlements to the Interim Dividend. Members whose Securities Accounts with The Central Depository (Pte) Limited are credited with shares in the Company as at 5.00 p.m. on 20 May 2022 will be entitled to the Interim Dividend.

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

Not applicable.

8. Interested person transactions

The Company does not have a general mandate from its shareholders for the interested person transaction. During the financial period under review, there were no interested person transactions.

9. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Refer to Section E, Note 3, Seasonal operations.

10. Confirmation by the Board pursuant to Rule 705(5) of the SGX Listing Manual

The Directors of the company confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and the Company to be false or misleading in any material aspect.



11. Confirmation pursuant to Rule 720(1) of the SGX-ST Listing Manual

Pursuant to Rule 720(1) of the SGX Listing Manual, the Company has procured undertakings from all its directors and executive officers.

BY ORDER OF THE BOARD

Dr Alvin Tan Chee Tiong
Chief Executive Officer

13 May 2022