



CONDENSED INTERIM FINANCIAL STATEMENTS AS AT AND FOR THE SIX MONTHS ENDED 30 JUNE 2024

SINJIA LAND LIMITED

Incorporated in the Republic of Singapore
Company Registration Number – 200402180C

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CONDENSED INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

		GROUP	
		6 months ended 30 June 2024	6 months ended 30 June 2023
		(Unaudited) \$'000	(Unaudited) \$'000
	Note		
Revenue	3 (b)	310	339
Costs of sales		(288)	(283)
Gross profit		22	56
Other income		40	7
Other credits		32	9
Expenses			
- Administrative		(741)	(777)
- Interest		(10)	(1)
- Other charges		-	(24)
Loss before income tax	4	(657)	(730)
Income tax credit	5	*	-
Net loss for the financial period		(657)	(730)
Other comprehensive income:			
Items that may be reclassified subsequently to profit or loss			
- Currency translation differences arising from consolidation		-	2
Other comprehensive income, net of tax		-	2
Total comprehensive loss		(657)	(728)
Loss attributable to:			
Equity holders of the Company		(651)	(731)
Non-controlling interests		(6)	1
		(657)	(730)
Total comprehensive loss attributable to:			
Equity holders of the Company		(651)	(729)
Non-controlling interests		(6)	1
		(657)	(728)
Loss per share attributable to equity holders of the Company (cents per share)			
Basis and diluted loss per share	6	(0.31)	(0.35)

* Less than \$1,000

CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	Note	GROUP		COMPANY	
		30 June 2024 (Unaudited) \$'000	31 December 2023 (Audited) \$'000	30 June 2024 (Unaudited) \$'000	31 December 2023 (Audited) \$'000
ASSETS					
Current assets					
Trade and other receivables	8	1,103	50	1,065	23
Other current assets	9	87	1,086	26	1,024
Cash and cash equivalents		80	173	5	65
		1,270	1,309	1,096	1,112
Non-current assets					
Financial assets, at fair value through other comprehensive income ("FVOCI")	10	-	-	-	-
Investments in an associated company		-	-	-	-
Investments in subsidiary corporations		-	-	-	-
Plant and equipment		301	439	-	1
Investment property	11	1,087	1,055	1,087	1,055
		1,388	1,494	1,087	1,056
Total assets		2,658	2,803	2,183	2,168
LIABILITIES					
Current liabilities					
Trade and other payables		920	560	786	466
Borrowings	12	558	269	286	-
		1,478	829	1,072	466
Non-current liability					
Borrowings	12	23	160	-	-
		23	160	-	-
Total liabilities		1,501	989	1,072	466
NET ASSETS		1,157	1,814	1,111	1,702
EQUITY					
Capital and reserves attributable to equity holders of the Company					
Share capital	13	27,559	27,559	27,559	27,559
Treasury shares	13	(2,602)	(2,602)	(2,602)	(2,602)
Accumulated losses		(20,693)	(20,042)	(24,625)	(24,034)
Other reserves		(3,136)	(3,136)	779	779
		1,128	1,779	1,111	1,702
Non-controlling interests		29	35	-	-
Total equity		1,157	1,814	1,111	1,702

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

		GROUP	
		6 months ended 30 June 2024	6 months ended 30 June 2023
Note		(Unaudited) \$'000	(Unaudited) \$'000
Cash flows from operating activities			
	Net loss after income tax	(657)	(730)
	Adjustments for:		
	- Depreciation of plant and equipment	139	114
4.1	- Fair value gain on investment property	(32)	(9)
	- Interest expenses	10	1
	- Interest Income	(40)	-
	- Unrealised currency translation losses	-	21
	Operating cash flows before working capital changes	(580)	(603)
Change in working capital:			
	- Trade and other receivables	(1,013)	7
	- Other current assets	999	19
	- Trade and other payables	360	1
	Net cash used in operating activities	(234)	(576)
Cash flows from investing activities			
	Additions to plant and equipment	(1)	(2)
	Net cash used in investing activities	(1)	(2)
Cash flows from financing activities			
	Loan received from a third party	280	-
	Principal payment of lease liabilities	(134)	(113)
	Interest paid	(4)	(1)
	Net cash generated/ (used in) from financing activities	142	(114)
	Net decrease in cash and cash equivalents	(93)	(692)
Cash and cash equivalents			
	Beginning of financial period	173	1,436
	Net foreign exchange difference	-	(18)
	End of financial period	80	726

CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY

	Attributable to Equity Holders of the Company					Non- Controlling Interests \$'000	Total Equity \$'000
	Share Capital \$'000	Treasury Shares \$'000	Accumulated Losses \$'000	Other Reserves \$'000	Subtotal \$'000		
Group							
2024							
As at 1 January (audited)	27,559	(2,602)	(20,042)	(3,136)	1,779	35	1,814
Loss for the period	-	-	(651)	-	(651)	(6)	(657)
Other comprehensive loss for the period	-	-	-	-	-	-	-
Total comprehensive loss for the period	-	-	(651)	-	(651)	(6)	(657)
As at 30 June (unaudited)	27,559	(2,602)	(20,693)	(3,136)	1,128	29	1,157
2023							
As at 1 January (audited)	27,559	(2,602)	(18,545)	(3,139)	3,273	36	3,309
Loss for the period	-	-	(731)	-	(731)	1	(730)
Other comprehensive loss for the period	-	-	-	2	2	-	2
Total comprehensive loss for the period	-	-	(731)	2	(729)	1	(728)
As at 30 June (unaudited)	27,559	(2,602)	(19,276)	(3,137)	2,544	37	2,581
Company							
2024							
As at 1 January (audited)	27,559	(2,602)	(24,034)	779	1,702	-	1,702
Loss for the period	-	-	(591)	-	(591)	-	(591)
Other comprehensive loss for the period	-	-	-	-	-	-	-
Total comprehensive loss for the period	-	-	(591)	-	(591)	-	(591)
As at 30 June (unaudited)	27,559	(2,602)	(24,625)	779	1,111	-	1,111
2023							
As at 1 January (audited)	27,559	(2,602)	(22,592)	(3,144)	(779)	-	(779)
Loss for the period	-	-	(706)	-	(706)	-	(706)
Other comprehensive loss for the period	-	-	-	-	-	-	-
Total comprehensive loss for the period	-	-	(706)	-	(706)	-	(706)
As at 30 June (unaudited)	27,559	(2,602)	(23,298)	(3,144)	(1,485)	-	(1,485)

SELECTED NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

1. General information

Sinjia Land Limited (the “Company”) is a Company incorporated in the Republic of Singapore and is listed on the Catalist, the sponsor-supervised listing platform of Singapore Exchange Securities Trading Limited (“SGX-ST”). These condensed interim consolidated financial statements as at and for the six months ended 30 June 2024 comprise the Company and its subsidiaries (collectively, the Group). The principal activity of the Company is that of an investment holding company.

The principal activities of the Group are:

- (a) Investment holding; and
- (b) Lodging and boarding houses and backpackers’ hostels.

2. Basis of Preparation

2.1 Statement of compliance

The condensed interim financial statements for the six months ended 30 June 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 annual financial statements for the year ended 31 December 2023.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.2.

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

2.2 New and amended standards adopted by the Group

A number of amendments to Standards have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

2.3 Use of estimates and judgements

The preparation of condensed interim financial statements in conformity with SFRS(I) requires management to exercise its judgement in the process of applying the Group’s accounting policies. It also requires the use of certain critical accounting estimates and assumptions. Estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed as follow:

Valuation of investment property

As disclosed in Note 11.1 to the condensed interim financial statements, investment property is stated at fair value based on valuations performed by independent professional valuers. In determining the fair value, the valuers have used a valuation method which involves certain estimates. In relying on the valuation reports, management has exercised its judgement and is satisfied that the valuation method is reflective of current market conditions and the estimations used are appropriate.

SELECTED NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(continued)

2. Basis of Preparation (continued)

2.4 Seasonal operations

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

3. Segment and Revenue Information

Segment information

The Chief Executive Officer ("CEO") is the Group's chief operating decision maker. Management has determined the operating segments based on the reports reviewed by the CEO that are used to make strategic decisions, allocate resources and assess performance.

The Group's principal businesses are as follows:

- (1) The Hospitality Management ("HM") segment manages and operates lodging and boarding houses and backpackers' hostels.
- (2) The Corporate ("IH") segment is involved in Group level corporate services, treasury functions and investments. It derives its income substantially from inter-company transactions and rental earned from investment properties.

	<u>HM</u> \$'000	<u>IH</u> \$'000	<u>GROUP</u> \$'000
<u>From 1 January 2024 to 30 June 2024</u>			
Sales to external parties	310	-	310
Adjusted EBITDA	111	(659)	(548)
Depreciation (Note 4.1)	(138)	(1)	(139)
<u>30 June 2024</u>			
Segment assets	399	2,179	2,578
Segment assets includes:			
Additions to:			
- Plant and equipment	1	-	1
Segment liabilities	128	792	920

SELECTED NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(continued)

3. Segment and Revenue Information (continued)

Segment information (continued)

	<u>HM</u> \$'000	<u>IH</u> \$'000	<u>GROUP</u> \$'000
<u>From 1 January 2023 to 30 June 2023</u>			
Sales to external parties	339	-	339
Adjusted EBITDA	116	(731)	(615)
Depreciation (Note 4.1)	(112)	(2)	(114)
<u>31 December 2023</u>			
Segment assets	524	2,106	2,630
Segment assets includes:			
Additions to:			
- Plant and equipment	541	-	541
Segment liabilities	88	472	560

The management reporting system evaluates performances based on a number of factors. However, the primary profitability measurement to evaluate segment's operating results comprises earnings from operations before depreciation, amortisation, interests and income taxes ("**EBITDA**").

No separate segmental assets and liabilities by segment business are presented as management is of the opinion that it is impracticable to separate assets and liabilities for each business segment. Additionally, the measurement of total assets and liabilities for each reportable segment is not used by the Board of Directors when making operating decisions about allocating resources to the business segment and assessing its performance.

(a) Reconciliations

(i) Segment losses

A reconciliation of adjusted EBITDA to loss before tax is as follows:

	GROUP	
	6 months ended 30 June 2024 \$'000	6 months ended 30 June 2023 \$'000
Total adjusted EBITDA	(548)	(615)
Depreciation	(139)	(114)
Interest expense	(10)	(1)
Interest income	40	-
Loss before tax	(657)	(730)

SELECTED NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(continued)

3. Segment and Revenue Information (continued)

Segment information (continued)

(a) *Reconciliations (continued)*

(ii) *Segment assets*

The amounts reported to the Chief Executive Officer with respect to total assets are measured in a manner consistent with that of the financial statements. All assets are allocated to reportable segments other than cash and cash equivalents and property classified as held-for-sale.

Segment assets are reconciled to total assets as follows:

	GROUP	
	30 June 2024	31 December 2023
	\$'000	\$'000
Segment assets for reportable segments	2,578	2,630
Unallocated:		
- Cash and cash equivalents	80	173
	<hr/>	<hr/>
Total assets	2,658	2,803
	<hr/>	<hr/>

(iii) *Segment liabilities*

The amounts provided to the Chief Executive Officer with respect to total liabilities are measured in a manner consistent with that of the financial statements. These liabilities are allocated based on the operations of the segment. All liabilities are allocated to the reportable segments other than income tax liabilities and borrowings.

Segment liabilities are reconciled to total liabilities as follows:

	GROUP	
	30 June 2024	31 December 2023
	\$'000	\$'000
Segment liabilities for reportable segments	920	560
Unallocated:		
- Borrowings	581	429
	<hr/>	<hr/>
Total liabilities	1,501	989
	<hr/>	<hr/>

SELECTED NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(continued)

3. Segment and Revenue Information (continued)

Segment information (continued)

(b) Revenue from lodging service and rental income

Revenues from external customers are derived mainly from lodging service and rental income.

The breakdown of the Group's revenue by services as below:

Disaggregation of revenue from contracts with customers

	GROUP	
	6 months ended 30 June 2024 \$'000	6 months ended 30 June 2023 \$'000
<u>At a point in time</u>		
Lodging service(1)	262	266
<u>Over time</u>		
Rental income(2)	48	73
Total revenue	310	339

(1) The revenue from lodging service is derived in Singapore.

(2) Rental income is derived from rental income from subleasing the hostel premise in Singapore.

(c) Geographical information

The Group's business segments operate in Singapore and Malaysia.

The Company is headquartered and has operations in Singapore. The operations in this area are principally hospitality management and investment holding.

	Non-current assets	
	30 June 2024 \$'000	31 December 2023 \$'000
Singapore	301	439
United States	1,087	1,055
	1,388	1,494

SELECTED NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(continued)

4. Loss before income tax

4.1 Significant Items

	GROUP	
	6 months ended 30 June 2024 \$'000	6 months ended 30 June 2023 \$'000
Income /(Expenses)		
Currency exchange loss-net	-	(24)
Depreciation of plant and equipment	(139)	(114)
Fair value gain on investment property	32	9

4.2. Related party transactions

There are no material related party transactions apart from those disclosed elsewhere in the financial statements.

5. Income tax credit

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:

	GROUP	
	6 months ended 30 June 2024 \$'000	6 months ended 30 June 2023 \$'000
Current income tax credit	*	-
* Less than \$1,000		

6. Loss per share

Basic and diluted loss per share is calculated by dividing the net loss attributable to equity holders of the Company by the weighted average number of shares outstanding during the financial period.

	GROUP	
	6 months ended 30 June 2024 \$'000	6 months ended 30 June 2023 \$'000
Loss attributable to the equity holders of the Company (\$'000)	(651)	(731)
Weighted average number of ordinary shares ('000)	207,073	207,073
Basic and diluted loss per share (cents per share)	(0.31)	(0.35)

SELECTED NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(continued)

7. Net asset value per share

	GROUP		COMPANY	
	30 June 2024	31 December 2023	30 June 2024	31 December 2023
Net assets value per share based on existing issued share capital as at the respective dates (cents)	<u>0.54</u>	<u>0.86</u>	<u>0.54</u>	<u>0.82</u>

Net asset value per share of the Group and the Company is calculated based on 207,072,685 issued shares (excluding treasury shares) as at 30 June 2024 and 31 December 2023.

8. Trade and other receivables

	Group		Company	
	30 June 2024 \$'000	31 December 2023 \$'000	30 June 2024 \$'000	31 December 2023 \$'000
Trade receivable:				
- Non-related parties	61	47	24	23
Loan to a subsidiary corporation ^(a)	-	-	276	329
Loan to a third party ^(b)	1,000	-	1,000	-
Interest receivables from a third party ^(b)	40	-	40	-
Other receivables:				
- Subsidiary corporations ^(c)	-	-	456	431
- Non-related parties	2	3	-	-
Loan and other receivables	1,042	3	1,772	760
Less: Allowance for impairment of loan and other receivables – subsidiary corporation	-	-	(731)	(760)
Loan and other receivables – net	<u>1,042</u>	<u>3</u>	<u>1,041</u>	<u>-</u>
	<u>1,103</u>	<u>50</u>	<u>1,065</u>	<u>23</u>

(a) The loan to a subsidiary corporation is unsecured, interest-bearing at SIBOR+1.50% per annum and repayable twelve months from date of reimbursement.

SELECTED NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(continued)

8. Trade and other receivables (cont'd)

- (b) On 31 January 2022, the Company entered into a sale and purchase agreement (the “SPA”) with BINEX Inc., 3DOM Inc., Biomass Energy Corporation, Mebius Inc. and Future Science Research Inc. (collectively, the “Vendors”), in relation to the proposed acquisition of the entire issued and paid-up share capital of BINEX Singapore (Pte. Ltd.) (the “Target”), a company incorporated in the Republic of Singapore, by the Company.

On 23 June 2022, the Company paid a refundable deposit of \$1,000,000 to BINEX Inc (Note 9).

On 30 December 2023, the Company entered into a convertible loan agreement (the “CLA”) with BINEX Inc (“the Borrower”) to terminate the Deposit Agreement and restructure the Deposit paid on 23 June 2022 of \$1,000,000 into a convertible loan. The CLA is conditional on obtaining Shareholders’ approval at an extraordinary general meeting (an “EGM”) to be convened.

On 4 March 2024, the Company and the Borrower agreed to terminate the CLA and the loan of \$1 million shall be repayable in full, together with any accrued interest and/or all other unpaid sums in ten (10) equal monthly instalments and in any event no later than 29 December 2024. Interest shall accrue on the loan from the date of the CLA, at a simple interest rate of eight per cent (8.0%) per annum on the loan. The interest shall become due and payable on a monthly basis.

- (c) Other receivables due from subsidiary corporations are unsecured, interest free and repayable upon demand.

9. Other current assets

	GROUP		COMPANY	
	30 June 2024 \$'000	31 December 2023 \$'000	30 June 2024 \$'000	31 December 2023 \$'000
Refundable deposit paid to Binex Inc (Note 8 (b))	-	1,000	-	1,000
Other deposits	58	56	7	7
Prepayments	29	30	19	17
	87	1,086	26	1,024

10. Financial assets, at FVOCI

	GROUP AND COMPANY	
	30 June 2024 \$'000	31 December 2023 \$'000
Non-current assets		
Unquoted security		
Equity security – Singapore ^(a)	-	-

- (a) Consists of 7,485,000 shares, initially valued at \$0.42 each. The fair value is assessed to be nil at reporting date.

SELECTED NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(continued)

11. Investment property

	GROUP		COMPANY	
	30 June 2024 \$'000	31 December 2023 \$'000	30 June 2024 \$'000	31 December 2023 \$'000
Beginning of financial period/year	1,055	1,076	1,055	1,076
Fair value gain /(loss)	32	(21)	32	(21)
End of financial period/year	1,087	1,055	1,087	1,055

The details of the Group's investment properties as at 30 June 2024 and 31 December 2023 are as follows:

<u>Location</u>	<u>Description</u>	<u>Existing use</u>	<u>Tenure</u>	<u>Valuation Date</u>
30 June 2024				
30th Avenue SW and Interstate 94 Dickinson, North Dakota 58601	125 acres land (100% interest)	Vacant	Freehold	31 December 2023
31 December 2023				
30th Avenue SW and Interstate 94 Dickinson, North Dakota 58601	125 acres land (100% interest)	Vacant	Freehold	31 December 2023

11.1 Valuation

The investment properties are measured at fair value using significant other observable inputs (Level 2).

Valuation techniques and inputs used to derive Level 2 fair values

Level 2 fair values of the Group's properties were derived using the sales comparison approach. Sales prices of comparable properties in close proximity were adjusted for differences in key attributes such as property size. The most significant input into this valuation approach is the comparative indicators that are abstracted from sales of similar sites and applied to the appraised site.

Valuation processes of the Group

The Group had engaged external, independent and qualified valuers to determine the fair value of the Group's properties based on the properties' highest and best use.

SELECTED NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(continued)

12. Borrowings

	GROUP		COMPANY	
	30 June 2024 \$'000	31 December 2023 \$'000	30 June 2024 \$'000	31 December 2023 \$'000
Current:				
Loan from a third party ^(a)	280	-	280	-
Interest payables to a third party ^(a)	6	-	6	-
Lease liabilities	272	269	-	-
	558	269	286	-
Non-Current:				
Lease liabilities	23	160	-	-
Total borrowings	581	429	286	-

(a) On 5 March 2024, the Company entered into a loan agreement with a third party to borrow \$300,000 with upfront interest deduction. The loan bears interest rate of 7.14% per annum with total interest of \$20,000. The loan amount inclusive of accrued interest will be repaid in full on maturity date, which is 12 months from the date of the agreement. The net loan amount of \$280,000 has been received on 8 March 2024.

Security granted

Total borrowings include secured liabilities of \$295,000 (31 December 2023: \$429,000) for the Group. Lease liabilities of the Group are secured over leased hostel premise.

13. Share capital and treasury shares

	No. of ordinary shares		Amount	
	Issued share capital '000	Treasury shares '000	Issued share capital \$'000	Treasury shares \$'000
GROUP AND COMPANY				
30 June 2024				
Beginning and end of financial period	222,051	(14,978)	27,559	(2,602)
31 December 2023				
Beginning and end of financial year	222,051	(14,978)	27,559	(2,602)

All issued ordinary shares are fully paid. There is no par value for these ordinary shares.

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

OTHER INFORMATION REQUIRED BY CATALIST RULES APPENDIX 7C

SHARE CAPITAL AND TREASURY SHARES

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

	Issued and paid-up ordinary shares	Share capital \$'000
Balance as at 31 December 2023 and 30 June 2024	<u>207,072,685</u>	<u>27,559</u>

	Number of treasury shares	Number of shares outstanding	Percentage of the aggregate number of treasury shares held against the total number of shares outstanding
As at 31 December 2023 and 30 June 2024	<u>14,978,000</u>	<u>207,072,685</u>	<u>7.23%</u>

There were no outstanding convertibles or subsidiary holdings as at 31 December 2023 and 30 June 2024.

1(a) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year

Total number of issued shares excluding treasury shares as at 30 June 2024 and 31 December 2023 was 207,072,685.

1(b) A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on

There was no sale, transfer, cancellation and/or use of treasury shares for the financial period ended 30 June 2024.

OTHER INFORMATION REQUIRED BY CATALIST RULES APPENDIX 7C (CONTINUED)

SHARE CAPITAL AND TREASURY SHARES (CONTINUED)

- 1(c) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on**

Not applicable. The Company did not have any subsidiary holdings during and as at the end of the current financial period reported on.

AUDIT or REVIEW

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

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

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

Not applicable.

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

- (a) Updates on the efforts taken to resolve each outstanding audit issue.**

Not applicable.

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

Not applicable.

This is not required for any audit issue that is a material uncertainty relating to going concern.

Not applicable.

ACCOUNTING POLICIES

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

The Group has applied the same accounting policies and methods of computation in the condensed interim financial statements for the current financial period compared with those used in the audited financial statements for the financial year ended 31 December 2023.

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

Not applicable.

OTHER INFORMATION REQUIRED BY CATALIST RULES APPENDIX 7C (CONTINUED)

REVIEW OF GROUP PERFORMANCE

Income Statement

Revenue decreased by 9% from \$0.34 million in 1st half year ("HY") 2023 to \$0.31 million in 1HY2024. The decrease was primarily due to cease of rental of hostel backyard with effect from 1 June 2023, causing revenue to decrease by \$0.02 million. Furthermore, costs of sales increased slightly from \$0.28 million in 1HY2023 to \$0.29 million in 1HY2024, resulting in gross profit decreasing by \$0.4 million.

Other income in 1HY2024 of \$0.04 million was related to interest in relation to the \$1 million loan to BINEX Inc, that is bearing a simple interest rate of 8% per annum. Other income in 1HY2023 consist mainly of other government grant.

Other credits consist of fair value gain on investment property of \$32,000 (1HY2023: \$9,000) in 1HY2024.

Administrative expenses decreased by \$0.04 million, from \$0.78 million in 1HY2023 to \$0.74 million in 1HY2024, caused by cost saving measurement taken by management in business travel and entertainment expenses.

Finance costs relate to interest on lease liabilities of \$4,000 (1HY2023: \$1,000) in 1HY2024 and interest on loan from a third party of \$6,000 (1HY2023: \$Nil) in 1HY2024.

In the absence of currency exchange losses, there were no Other Charges in 1HY2024 as compared to \$0.02 million in 1HY2023.

As a result of the above, the Group recognised a net loss before tax of \$0.66 million in 1HY2024, as compared to \$0.73 million in 1HY2023. The Group posted a loss attributable to equity holders of the Company of \$0.65 million in 1HY2024, as compared to \$0.73 million in 1HY2023.

OTHER INFORMATION REQUIRED BY CATALIST RULES APPENDIX 7C (CONTINUED)

REVIEW OF GROUP PERFORMANCE (continued)

Financial Position

Current Assets

The Group's current assets decreased by \$0.04 million to \$1.27 million as at 30 June 2024, from \$1.31 million as at 31 December 2023. The Group's current assets as at 30 June 2024 comprised trade and other receivables of \$1.10 million, other current assets of \$0.09 million and cash and cash equivalents of \$0.08 million.

Trade and other receivables amounted to \$1.10 million (31 December 2023: \$0.05 million) as at 30 June 2024. Following the restructure of a \$1.00 million deposit to a loan bearing a simple interest rate of 8% per annum, the \$1.00 million deposit, which was previously presented under other current assets as of 31 December 2023, is now presented under trade and other receivables. The total loan and interest receivables amount to \$1.04 million as of 30 June 2024 (compared to \$1.00 million under other current assets of 31 December 2023).

Other current assets decreased from \$1.09 million as at 31 December 2023 to \$0.09 million as at 30 June 2024 due to reclassification of deposit of \$1.00 million to loan receivables as explained above.

Cash and cash equivalents decreased by \$0.09 million, from \$0.17 million as at 31 December 2023 to \$0.08 million as at 30 June 2024. The fluctuation was mainly caused by cash outflows to fund the operating activities of the Group of approximately \$0.23 million, cash outflows for repayment of lease liabilities \$0.13 million and cash inflows from loan from a third party of \$ 0.28 million. Please refer to the section on "Consolidated Statement of Cash Flows" below for the reasons on the decrease in cash and cash equivalents.

Non-current Assets

The Group's non-current assets decreased by \$0.10 million to \$1.39 million as at 30 June 2024, from \$1.49 million as at 31 December 2023. The Group's non-current assets as at 30 June 2024 comprised plant and equipment of \$0.30 million and investment property of \$1.09 million.

Plant and equipment decreased by \$0.14 million from \$0.44 million as at 31 December 2023 to \$0.30 million as at 30 June 2024, primarily caused by depreciation recognised in the period of \$0.14 million.

Investment property increased by \$0.04 million from \$1.05 million as at 31 December 2023 to \$1.09 million as at 30 June 2024 mainly due to fair value gain of \$0.04 million arising from revaluation of property located in North Dakota, United States.

OTHER INFORMATION REQUIRED BY CATALIST RULES APPENDIX 7C (CONTINUED)

REVIEW OF GROUP PERFORMANCE (continued)

Financial Position (continued)

Current Liabilities

The Group's current liabilities increased by \$0.65 million, from \$0.83 million as at 31 December 2023 to \$1.48 million as at 30 June 2024. The Group's current liabilities as at 30 June 2024 comprised mainly trade and other payables of \$0.92 million and borrowings of \$0.56 million.

Trade and other payables increased from \$0.56 million 31 December 2023 to \$0.92 million 30 June 2024, which mainly consist of accruals of directors' fees and amount payables for operating expenses.

Current Borrowings increased by \$0.29 million, from \$0.27 million as at 31 December 2023 to \$0.56 million as at 30 June 2024. The increase was mainly due a \$0.28 million loan received from a third party on 8 March 2024, which will be fully repaid at the maturity date, and the \$0.01 million interest expenses.

The Group reported a negative working capital approximately of \$0.21 million as at 30 June 2024.

Non- Current Liabilities

Non-current Borrowings decreased by \$0.14 million, from \$0.16 million as at 31 December 2023 to \$0.02 million as at 30 June 2024, primarily due to borrowings, which consist of lease liabilities payables for July 2025 (31 December 2023: lease liabilities from January 2025 to July 2025) as at 30 June 2024.

Equity

Total equity decreased by \$0.66 million, from approximately \$1.81 million as at 31 December 2023 to \$1.15 million as at 30 June 2024, as a result of net loss incurred in 1HY2024 of \$0.66 million.

Consolidated Statement of Cash Flows

Net cash outflows for operating activities for 1HY2024 amounted to \$0.23 million, mainly due to cash used in operating activities of \$0.58 million and net cash inflows arising from working capital changes of \$0.35 million.

Net cash outflows from investing activities for 1HY2024 amounted to \$1,000 due to purchase of plant and equipment.

Net cash inflows from financing activities of \$0.14 million in 1HY2024 was mainly due to repayment of the lease liability of \$0.13 million and cash inflows from loan from a third party of \$ 0.28 million.

As a result of the above, the Group had cash and cash equivalents of \$0.08 million as at 30 June 2024, representing a decrease of \$0.09 million as compared to \$0.17 million at 31 December 2023.

OTHER INFORMATION REQUIRED BY CATALIST RULES APPENDIX 7C (CONTINUED)

FORECAST

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

Not applicable. No forecast or prospect statement had been previously disclosed to shareholders.

PROSPECT

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

The Board of Directors maintains a cautious outlook for the upcoming year due to uncertainties in the global economic environment, influenced by geopolitical tensions and inflationary pressures. The primary emphasis will be on sustaining a streamlined operation and securing adequate cash flow to navigate through the crisis.

The Board of Directors of the Company had announced that the Company had on 27 June 2024 entered into a subscription agreement (the "Subscription Agreement") with Mr Guo Jiahui, Mr Jin Jixiang, Ms Xu Lihua and Ms Wang Ling-Jong, under which the Company shall issue and allot 207,072,685 new ordinary shares in the issued share capital of the Company (the "Subscription Shares") at an issue price of S\$0.013 per Subscription Share, to raise gross proceeds of S\$2,691,945, pursuant to the terms and subject to the conditions of the Subscription Agreement and approval from the shareholders on upcoming Extraordinary General Meeting on 19 August 2024. Through the proposed Subscription Agreement, the Company aims to raise funds to strengthen its financial position for meeting general working capital needs and explore strategic opportunities for new business growth.

Despite facing challenges, the Group continues to focus on discovering new business opportunities to boost shareholder value. The Group have recognized a new opportunity in financial and operational support services aimed at increasing revenue streams, improving profitability, and long-term growth. The Group will present this diversification proposal for shareholders' approval at the Extraordinary General Meeting on 19 August 2024.

DIVIDEND

1. Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

No dividend has been declared for the current financial period.

2. Corresponding Period of the Immediately Preceding Financial Year

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

No dividend was declared for the previous financial year.

3. Date payable

Not applicable.

4. Books closure date

Not applicable.

OTHER INFORMATION REQUIRED BY CATALIST RULES APPENDIX 7C (CONTINUED)

DIVIDEND (cont'd)

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

No dividend has been declared/recommended for the current financial period in view that the Company was loss making.

INTERESTED PARTIES TRANSACTIONS

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

The Group has not obtained an IPT general mandate from the Company's shareholders. There was no interested person transaction exceeding \$100,000 entered into during financial period.

CONFIRMATION OF UNDERTAKINGS FROM DIRECTORS AND EXECUTIVE OFFICERS

The Company confirms that it has procured all the required undertakings under Rule 720(1) of the Catalist Rules from all its directors and executive officers in the format set out in Appendix 7H of the Catalist Rules.

NEGATIVE ASSURANCE CONFIRMATION ON INTERIM FINANCIAL RESULTS PURSUANT TO RULE 705 (5) OF THE LISTING MANUAL

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and Company for the six-month ended 30 June 2024 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Cheong Weixiong
Executive Director
13 August 2024

Cheung Chi Kin, Ken
Non-Executive Chairman

This announcement has been reviewed by the Company's Sponsor, Evolve Capital Advisory Private Limited (the "Sponsor"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "Exchange") and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document.

The contact person for the Sponsor is Mr. Jerry Chua – Registered Professional, at 138 Robinson Road, #13-02 Oxley Tower, Singapore 068906, Telephone number: 6241 6626