



UNI-ASIA GROUP LIMITED

Company Registration No: 201701284Z
Incorporated in the Republic of Singapore

UNI-ASIA GROUP LIMITED AND ITS SUBSIDIARIES

**UNAUDITED CONDENSED INTERIM
CONSOLIDATED FINANCIAL STATEMENTS**

FOR THE SIX MONTHS ENDED 30 JUNE 2024

Contents

Unaudited Condensed Interim Consolidated Financial Statements

Condensed Interim Consolidated Statement of Profit or Loss	1
Condensed Interim Consolidated Statement of Comprehensive Income	2
Condensed Interim Statements of Financial Positions.....	3
Condensed Interim Consolidated Statement of Changes in Equity	5
Condensed Interim Statement of Changes in Equity	6
Condensed Interim Consolidated Statement of Cash Flows.....	7
Notes To The Condensed Interim Consolidated Financial Statements	9
Other Information Required by Listing Rule Appendix 7.2.....	27

Condensed Interim Consolidated Statement of Profit or Loss

For The Six Months Ended 30 June 2024

	Note	The Group 6 months ended 30 June		
		2024 US\$'000	2023 US\$'000	% Change
Charter income		15,970	20,568	(22%)
Fee income	9	1,881	2,711	(31%)
Sale of properties under development	9	4,881	3,270	49%
Investment returns	10	(12,312)	2,778	N/M
Interest income		597	275	117%
Other income		147	105	40%
Total income		11,164	29,707	(62%)
Employee benefits expenses		(3,023)	(2,992)	1%
Depreciation of property, plant and equipment		(4,628)	(5,448)	(15%)
Depreciation of right-of-use assets		(286)	(363)	(21%)
Vessel operating expenses		(7,338)	(9,803)	(25%)
Costs of properties under development sold		(4,359)	(2,872)	52%
Write-off of asset held for sale		(89)	–	N/M
Net foreign exchange gain		179	73	145%
Other expenses		(1,411)	(1,818)	(22%)
Total operating expenses		(20,955)	(23,223)	(10%)
Operating (loss)/profit		(9,791)	6,484	N/M
Finance costs – interest expense		(1,669)	(1,744)	(4%)
Finance costs – lease interest		(3)	(9)	(67%)
Finance costs – others		(117)	(50)	134%
Share of results of associate		6	2	200%
Allocation to Tokumei Kumiai ¹ investors		16	(184)	(109%)
(Loss)/profit before tax		(11,558)	4,499	N/M
Income tax expense	11	(165)	(230)	(28%)
(Loss)/profit for the period		(11,723)	4,269	N/M
(Loss)/profit for the period attributable to:				
Owners of the parent		(11,763)	4,194	N/M
Non-controlling interests		40	75	(47%)
		(11,723)	4,269	N/M

¹ Tokumei Kumiai (“TK”) refers to a form of silent partnership structure used in Japan. Allocation to TK investors refers to share of profit and loss attributable to other TK investors of the TK structure.

Condensed Interim Consolidated Statement of Comprehensive Income

For The Six Months Ended 30 June 2024

	Note	The Group 6 months ended 30 June		
		2024 US\$'000	2023 US\$'000	% Change
(Loss)/profit for the period		(11,723)	4,269	N/M
Other comprehensive income for the period, net of tax:				
Items that may be reclassified subsequently to profit or loss:				
Exchange differences on translation of foreign operations		(2,425)	(1,916)	27%
Net movement on cash flow hedges		–	(42)	(100%)
Other comprehensive income for the period, net of tax		(2,425)	(1,958)	24%
Total comprehensive income for the period		(14,148)	2,311	N/M
Total comprehensive income for the period attributable to:				
Owners of the parent		(14,175)	2,261	N/M
Non-controlling interests		27	50	(46%)
		(14,148)	2,311	N/M

N/M: Not meaningful

Condensed Interim Statements of Financial Positions

As At 30 June 2024

	Note	The Group		The Company	
		30 June 2024 US\$'000	31 December 2023 US\$'000	30 June 2024 US\$'000	31 December 2023 US\$'000
ASSETS					
Non-current assets					
Investment properties	5	8,187	9,135	–	–
Investments	16	22,590	33,487	–	–
Investment in subsidiary		–	–	113,022	113,022
Investment in associate		124	85	–	–
Intangible assets		944	–	–	–
Property, plant and equipment	6	108,211	112,867	–	–
Right-of-use assets		127	420	55	121
Rental deposits		165	171	–	–
Deferred tax assets		148	189	–	–
Total non-current assets		140,496	156,354	113,077	113,143
Current assets					
Investments	16	2,448	4,311	–	–
Properties under development for sale		6,732	–	–	–
Accounts receivables		15	1,008	–	–
Amounts due from subsidiary		–	–	1,981	2,950
Prepayments, deposits and other receivables		3,795	2,915	51	62
Tax recoverable		44	99	–	–
Asset held for sale		–	8,683	–	–
Cash and bank balances		36,264	38,260	202	347
Total current assets		49,298	55,276	2,234	3,359
Total assets		189,794	211,630	115,311	116,502

Condensed Interim Statements of Financial Positions (cont'd)

As At 30 June 2024

	Note	The Group		The Company	
		30 June 2024 US\$'000	31 December 2023 US\$'000	30 June 2024 US\$'000	31 December 2023 US\$'000
EQUITY					
Equity attributable to owners of the parent					
Share capital	7	113,174	113,174	113,174	113,174
Retained earnings		28,789	41,822	627	1,341
Translation reserve		(6,228)	(3,816)	–	–
Capital reserve		(2,819)	(2,819)	–	–
Total equity attributable to owners of the parent		132,916	148,361	113,801	114,515
Non-controlling interests		557	530	–	–
Total equity		133,473	148,891	113,801	114,515
LIABILITIES					
Non-current liabilities					
Borrowings	8	37,417	46,583	–	–
Lease liabilities		34	39	–	–
Deferred tax liabilities		492	525	–	–
Amount due to subsidiary		–	–	1,000	1,000
Total non-current liabilities		37,943	47,147	1,000	1,000
Current liabilities					
Borrowings	8	13,573	9,021	–	–
Lease liabilities		138	462	58	129
Due to Tokumei Kumiai investors		272	205	–	–
Accounts payable		483	639	–	–
Amounts due to subsidiary		–	–	40	34
Other payables and accruals		3,572	4,473	192	370
Income tax payable		340	792	220	454
Total current liabilities		18,378	15,592	510	987
Total liabilities		56,321	62,739	1,510	1,987
Total equity and liabilities		189,794	211,630	115,311	116,502

Condensed Interim Consolidated Statement of Changes in Equity

For The Six Months Ended 30 June 2024

The Group	Note	Attributable to the owners of the parent						Non-controlling interests US\$'000	Total equity US\$'000
		Share capital (Note 7) US\$'000	Retained earnings US\$'000	Hedging reserve US\$'000	Translation reserve US\$'000	Capital reserve US\$'000	Total US\$'000		
At 1 January 2023		113,174	42,811	42	(2,528)	(2,833)	150,666	505	151,171
Profit for the period		–	4,194	–	–	–	4,194	75	4,269
Other comprehensive income for the period		–	–	(42)	(1,891)	–	(1,933)	(25)	(1,958)
Total comprehensive income for the period		–	4,194	(42)	(1,891)	–	2,261	50	2,311
Distributions to owners:									
Final and special dividends in respect of 2022	12	–	(4,702)	–	–	–	(4,702)	–	(4,702)
Distributions to non-controlling interests		–	–	–	–	–	–	(14)	(14)
At 30 June 2023		113,174	42,303	–	(4,419)	(2,833)	148,225	541	148,766
At 1 January 2024		113,174	41,822	–	(3,816)	(2,819)	148,361	530	148,891
(Loss)/profit for the period		–	(11,763)	–	–	–	(11,763)	40	(11,723)
Other comprehensive income for the period		–	–	–	(2,412)	–	(2,412)	(13)	(2,425)
Total comprehensive income for the period		–	(11,763)	–	(2,412)	–	(14,175)	27	(14,148)
Distributions to owners:									
Final dividend in respect of 2023	12	–	(1,270)	–	–	–	(1,270)	–	(1,270)
At 30 June 2024		113,174	28,789	–	(6,228)	(2,819)	132,916	557	133,473

Condensed Interim Statement of Changes in Equity

For The Six Months Ended 30 June 2024

The Company	Note	Share capital (Note 7) US\$'000	Retained earnings US\$'000	Total equity US\$'000
At 1 January 2023		113,174	4,934	118,108
Profit for the period, representing total comprehensive income for the period		–	1,094	1,094
Distribution to owners: Final and special dividends in respect of 2022	12	–	(4,702)	(4,702)
At 30 June 2023		113,174	1,326	114,500
At 1 January 2024		113,174	1,341	114,515
Profit for the period, representing total comprehensive income for the period		–	556	556
Distribution to owners: Final dividend in respect of 2023	12	–	(1,270)	(1,270)
At 30 June 2024		113,174	627	113,801

Condensed Interim Consolidated Statement of Cash Flows

For The Six Months Ended 30 June 2024

	Note	The Group	
		6 months ended 30 June	
		2024 US\$'000	2023 US\$'000
Cash flows from operating activities			
(Loss)/profit before tax		(11,558)	4,499
Adjustments for:			
Investment returns	10	12,312	(2,778)
Depreciation of property, plant and equipment		4,628	5,448
Depreciation of right-of-use assets		286	363
Write-off of asset held for sale		89	–
Net foreign exchange gain		(179)	(73)
Interest income		(597)	(275)
Finance costs – interest expense		1,669	1,744
Finance costs – lease interest		3	9
Finance costs – others		117	50
Share of results of associate		(6)	(2)
Allocation to Tokumei Kumiai investors		(16)	184
Operating cash flows before changes in working capital		6,748	9,169
Changes in working capital:			
Net change in properties under development for sale		364	1,373
Net change in accounts receivable		957	141
Net change in prepayments, deposits and other receivables		(851)	2,017
Net change in accounts payable		(116)	(79)
Net change in other payables and accruals		(900)	(4,506)
Cash flows generated from operations		6,202	8,115
Interest received on bank balances		537	286
Tax paid		(548)	(707)
Net cash flows generated from operating activities		6,191	7,694

Condensed Interim Consolidated Statements of Cash Flow (cont'd)

For The Six Months Ended 30 June 2024

	Note	The Group	
		6 months ended 30 June	
		2024 US\$'000	2023 US\$'000
Cash flows from investing activities			
Purchase of an investment property		–	(1,550)
Purchase of investments		(6,350)	(4,770)
Proceeds from sale of an investment property		–	4,606
Proceeds from redemption/sale of investments		911	1,824
Deconsolidation of consolidated entities		(13)	–
Deposits paid for small residential projects		(4)	–
Purchase of property, plant and equipment		(18)	(5,820)
Proceeds from disposal of asset held for sale		8,593	–
Contribution from Tokumei Kumiai investors		126	167
Redemption from Tokumei Kumiai investors		(107)	(387)
Interest received from loans		–	1
Investment income received		9	66
Property rental income received		207	353
Net cash flows generated from/(used in) investing activities		3,354	(5,510)
Cash flows from financing activities			
Proceeds from borrowings		1,838	18,606
Repayment of borrowings		(9,083)	(28,101)
Interests and other finance cost paid on borrowings		(1,801)	(1,889)
Lease principal paid		(314)	(311)
Lease interest paid		(2)	(8)
Dividends paid	12	(1,270)	(4,702)
Distributions to non-controlling interests		–	(14)
Net cash flows used in financing activities		(10,632)	(16,419)
Net decrease in cash and cash equivalents		(1,087)	(14,235)
Movements in cash and cash equivalents:			
Cash and cash equivalents at beginning of the period		38,260	47,069
Net decrease in cash and cash equivalents		(1,087)	(14,235)
Effects of foreign exchange rate changes, net		(909)	(1,376)
Cash and cash equivalents at end of the period		36,264	31,458

Notes To The Condensed Interim Consolidated Financial Statements

1. Corporate information

Uni-Asia Group Limited (the “Company”) is a limited liability company incorporated in Singapore on 12 January 2017 and its shares are listed and publicly traded on the Mainboard of the Singapore Exchange.

The registered office and principal place of business of the Company is located at 30 Cecil Street #10-06/07, Prudential Tower, Singapore 049712.

The principal activities of Company and its subsidiaries (collectively, the “Group”) are finance arrangement services, investments, and investment management of alternative assets including shipping and real estates in Japan, Hong Kong and China.

2. Basis of preparation

These unaudited condensed interim consolidated financial statements as at and for the six months ended 30 June 2024 have been prepared in accordance with *IAS 34 Interim Financial Reporting* issued by the International Accounting Standards Board (“IASB”) and *SFRS(I) 1-34 Interim Financial Reporting* issued by the Accounting Standards Council Singapore (“ASC”). The condensed interim consolidated 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 International Financial Reporting Standards (“IFRSs”) issued by the IASB and Singapore Financial Reporting Standards (International) (“SFRS(I)s”) issued by the ASC (collectively, the “Standards”), except for the adoption of new and amended standards as set out in Note 2.1.

The condensed interim consolidated financial statements are presented in United States dollars (“USD” or “US\$”) which is the Company’s functional currency, and all values are rounded to the nearest thousand (“US\$’000”), except when otherwise indicated.

2.1. 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 these standards.

2.2. Use of judgements and estimates

The preparation of the condensed interim consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected in future periods.

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.

Notes To The Condensed Interim Consolidated Financial Statements

2. Basis of preparation (cont'd)

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

Judgements made in applying accounting policies

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the condensed interim consolidated financial statements:

Determination of functional currency

The Group measures foreign currency transactions in the respective functional currencies of the Company and its subsidiaries. In determining the functional currencies of the entities in the Group, judgement is required to determine the currency that mainly influences sales prices for goods and services and of the country whose competitive forces and regulations mainly determines the sales prices of its goods and services. The functional currencies of the entities in the Group are determined based on management's assessment of the economic environment in which the entities operate and the entities' process of determining sales prices.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting year, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are described below:

(a) Impairment of vessels held as property, plant and equipment

The Group owns vessels held as property, plant and equipment for ship chartering business. Indicators of impairment on the vessels were assessed annually to identify whether the vessels may be impaired. The Group computed the vessels' recoverable amount using value in use and compared with its carrying amounts to identify impairment losses when indicators of impairment existed. The key assumptions used in the value in use computation comprise of daily charter rates, disposal values, operational expenses, and discount rate.

The carrying amount of the vessels held as property, plant and equipment as at 30 June 2024 and 31 December 2023, and any impairment or reversal thereof are disclosed in Note 6.

(b) Fair value of unlisted shares in shipping companies

The Group invested in unlisted shares of special purpose companies that own and charter ships which were carried at fair value through profit or loss. The Group determines the equity value of these unlisted shares by using the discounted cash flow technique. The cash flow assumptions used are daily charter rates, terminal values, operational expenses, and discount rate.

The carrying amount of the unlisted shares in shipping companies as at 30 June 2024 and 31 December 2023 and significant unobservable inputs used in fair valuation including its sensitivity analysis are disclosed in Note 16.

(c) Fair value of investment properties and unlisted shares in commercial office and industrial buildings and small residential property developments

The Group held commercial office buildings and small residential properties as investment properties and measured them at fair values. In addition, the Group invested in unlisted shares of special purpose companies that hold commercial office and industrial buildings and small residential properties and measured them at fair value through profit or loss.

Notes To The Condensed Interim Consolidated Financial Statements

2. Basis of preparation (cont'd)

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

Estimates and assumptions (cont'd)

The Group generally used external valuation reports in determining fair value of commercial office units held as investment properties and commercial office and industrial buildings held through unlisted shares in property investment (ex-Japan) segment. The valuation of investment properties is based on market comparison approach considering recent market transactions of comparable properties in similar vicinity. The key assumptions used in valuations for completed commercial properties held through unlisted shares were average market price per square foot, and where relevant, adjusted by other factors specific to the properties (e.g. nature, location and building facilities etc of the property). Where commercial properties under development held through unlisted shares are concerned, the gross development value and discount rates were used.

For small residential property development for sale held through unlisted shares and as investment properties in property investment (in-Japan) segment, the Group used internal valuation in estimating their fair values. The key assumptions used in valuation for small residential property development for sale held through unlisted shares were gross development value and discount rates. For investment properties, the rental rates, vacancy rate, terminal capitalisation rates, expense ratio and discount rate were used.

The carrying amounts of the investment properties and unlisted shares in commercial office and industrial buildings and small residential property developments as at 30 June 2024 and 31 December 2023 and significant unobservable inputs used in fair valuation including its sensitivity analysis are disclosed in Note 16.

3. Seasonal operations

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

4. Segment information

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit before tax from continuing operations.

(a) *Operating segments*

At 30 June 2024, the Group is organised on a worldwide basis into the following main reportable segments (activities):

- (i) Ship Owning and Chartering;
- (ii) Maritime Asset Management ("MAM"): Relates to Group's ship investment activity in venture capital, as well as provision of finance arrangement services;
- (iii) Maritime Services: Relates to Group's ship commercial and technical management businesses, as well as ship brokerage service business;
- (iv) Property Investment (ex-Japan): Relates to the Group's ex-Japan property investment, investment in venture capital and provision of property asset management services; and
- (v) Property Investment (in-Japan): Relates to the Group's in-Japan property investment, property asset management and agency services.

No operating segments have been aggregated to form the above reportable operating segments. Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

Notes To The Condensed Interim Consolidated Financial Statements

4. Segment information (cont'd)

(a) Operating segments (cont'd)

The segment results for the six months ended 30 June 2024 were as follows:

For the 6 months ended 30 June 2024	Shipping			Property		Unallocated items US\$'000	Eliminations ⁽¹⁾ US\$'000	Total US\$'000
	Ship owning and chartering US\$'000	MAM US\$'000	Maritime services US\$'000	Property investment (ex-Japan) US\$'000	Property investment (in-Japan) US\$'000			
	Total income							
External customers	16,478	210	467	(12,812)	6,210	14	–	10,567
Interest income	489	–	6	2	–	100	–	597
Inter-segment	–	–	522	–	74	232	(828)	–
	16,967	210	995	(12,810)	6,284	346	(828)	11,164
Results								
Depreciation of property, plant and equipment	(4,602)	–	(11)	–	(20)	(1)	6	(4,628)
Depreciation of right-of-use assets	–	–	–	–	(55)	(231)	–	(286)
Finance costs – interest expenses	(1,681)	–	–	(73)	(16)	(6)	107	(1,669)
Finance costs – lease interest	–	–	–	–	(1)	(2)	–	(3)
Finance costs – others	(104)	–	–	–	(13)	–	–	(117)
Share of results of associates	–	–	–	–	6	–	–	6
Allocation to Tokumei Kumiai investors	–	–	–	–	16	–	–	16
Profit/(loss) before tax	2,404	(462)	78	(13,432)	827	(956)	(17)	(11,558)
Other segment items are as follows:								
Capital expenditure	–	–	–	–	4,028	13	–	4,041
Investment in associates	–	–	–	–	124	–	–	124

⁽¹⁾ Inter-segment transactions are eliminated on consolidation.

Notes To The Condensed Interim Consolidated Financial Statements

4. Segment information (cont'd)

(a) Operating segments (cont'd)

The segment results for the six months ended 30 June 2023 were as follows:

For the 6 months ended 30 June 2023	Shipping			Property		Unallocated items US\$'000	Eliminations ⁽¹⁾ US\$'000	Total US\$'000
	Ship owning and chartering US\$'000	MAM US\$'000	Maritime services US\$'000	Property investment (ex-Japan) US\$'000	Property investment (in-Japan) US\$'000			
	Total income							
External customers	21,034	1,521	605	348	5,894	30	–	29,432
Interest income	167	1	12	8	–	87	–	275
Inter-segment	–	176	557	–	56	–	(789)	–
	21,201	1,698	1,174	356	5,950	117	(789)	29,707
Results								
Depreciation of property, plant and equipment	(5,417)	–	(12)	–	(23)	(2)	6	(5,448)
Depreciation of right-of-use assets	(69)	–	–	–	(61)	(233)	–	(363)
Finance costs – interest expense	(1,783)	–	–	–	(21)	(4)	64	(1,744)
Finance costs – lease interest	–	–	–	–	(2)	(7)	–	(9)
Finance costs – others	(23)	–	–	–	(25)	(2)	–	(50)
Share of results of associate	–	–	–	–	2	–	–	2
Allocation to Tokumei Kumiai investors	–	–	–	–	(184)	–	–	(184)
Profit/(loss) before tax	3,307	1,002	436	(292)	1,322	(1,276)	–	4,499
Other segment items are as follows:								
Capital expenditure	6,344	–	–	–	3,133	–	–	9,477
Investment in associate	–	–	–	–	79	–	–	79

⁽¹⁾ Inter-segment transactions are eliminated on consolidation.

Notes To The Condensed Interim Consolidated Financial Statements

4. Segment information (cont'd)

(a) Operating segments (cont'd)

The segment assets and liabilities were as follows:

	Shipping			Property		Unallocated items US\$'000	Eliminations ⁽¹⁾ US\$'000	Total US\$'000
	Ship owning and chartering US\$'000	MAM US\$'000	Maritime services US\$'000	Property investment (ex-Japan) US\$'000	Property investment (in-Japan) US\$'000			
As at 30 June 2024								
Segment assets:								
Total assets	134,369	1,490	2,327	20,140	26,667	15,431	(10,630)	189,794
Segment liabilities:								
Total liabilities	46,411	14	503	9,606	9,267	1,076	(10,556)	56,321
As at 31 December 2023								
Segment assets:								
Total assets	144,478	1,490	2,217	33,242	25,830	4,500	(127)	211,630
Segment liabilities:								
Total liabilities	54,997	21	403	9,561	6,676	3,132	(12,051)	62,739

⁽¹⁾ Inter-segment transactions are eliminated on consolidation.

Segment assets consist primarily of investment properties, investments, properties under development for sales, intangible assets, property, plant and equipment, right-of-use assets, receivables, asset held for sale and cash and bank balances.

Segment liabilities consist primarily of borrowings, lease liabilities, payables and accruals.

Comparative information

During the year, the Group re-assessed the presentation of operating segments alongside with their financial contributions. Headquarters' ("HQ") services – a segment referring to provision of shared corporate services was previously presented as a reportable segment. As the financial contribution from HQ services is below 10 percent of combined revenue of all operating segments, the Group decided to present income, expense, assets and liabilities from HQ services as unallocated items instead of another reportable segment. Consequently, the comparative segment information was revised to conform with current year's presentation.

Notes To The Condensed Interim Consolidated Financial Statements

4. Segment information (cont'd)

(b) *Geographical information*

The Group operates in three main geographical areas, even though they are managed on a worldwide basis.

Global - the Global segment represents activities with assets or customers with no fixed location, which include ship finance arrangement, investments and asset management of ships, ship owning and chartering.

Asia (ex-Japan) - the Asia (ex-Japan) segment represents activities with assets or customers located in Asia (ex-Japan), which include ship finance arrangement, investments and asset management of properties.

Japan - the Japan segment represents activities with assets or customers located in Japan, which include ship finance arrangement, investments and asset management of properties.

	The Group	
	For the 6 months ended	
	30 June 2024 US\$'000	30 June 2023 US\$'000
Total income:		
Global	17,741	23,457
Asia (ex-Japan)	(12,795)	337
Japan	6,218	5,913
	11,164	29,707

During the period, total revenue of US\$9.1 million (30 June 2023: US\$8.6 million) were with customers where transactions with each of the customer amounted to ten percent (10%) or more of the Group's revenue.

	The Group	
	As at 30 June 2024 US\$'000	As at 31 December 2023 US\$'000
Non-current assets:		
Global	109,358	113,954
Asia (ex-Japan)	19,922	33,014
Japan	11,216	9,386
	140,496	156,354

Income and non-current assets attributable to operating segments are based on the countries in which the customers are located. There is no sale between the geographical segments.

Notes To The Condensed Interim Consolidated Financial Statements

5. Investment properties

	The Group	
	30 June 2024 US\$'000	31 December 2023 US\$'000
Beginning of period	9,135	11,816
Additions	–	1,493
Disposal	–	(3,500)
Currency translation differences	(948)	(674)
End of period	8,187	9,135

The following amounts are recognised in profit or loss:

	The Group 6 months ended 30 June	
	2024 US\$'000	2023 US\$'000
Rental income	193	260
Direct operating expenses arising from:		
- Investment properties that generated rental income	50	36
- Investment properties that did not generated rental income	9	–

The Group has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment property or for repairs, maintenance or enhancements.

Further particulars of the Group's investment properties are detailed below:

Location	Use	Tenure	Unexpired lease term
Rooms 712-715, 7/F, China Shine Plaza, 9 Lin He Xi Road, Tianhe District, Guangzhou, PRC ⁽¹⁾	Offices	Leasehold	31 years
1-7-12 Shimoochiai, Shinjuku-ku, Tokyo ⁽²⁾	Residential	Freehold	–
1-173-18, Takadanobaba Shinjuku-ku, Tokyo ⁽³⁾	Residential	Freehold	–

⁽¹⁾ The Group engages external valuers in the fair valuation of the investment property. Market comparable approach is used which makes reference to market transaction price.

⁽²⁾ The Group adopts management's valuation in the fair valuation of the investment property. Discounted cash flow method is used which makes reference to the market rental values and discount rate. This investment property amounting to US\$3.6 million (31 December 2023: US\$4.1 million) is mortgaged to secure bank borrowing of US\$2.1 million (31 December 2023: US\$2.4 million).

⁽³⁾ The Group adopts management's valuation in the fair valuation of the investment property. Discounted cash flow method is used which makes reference to the market rental values and discount rate. This investment property amounting to US\$3.0 million (31 December 2023: US\$3.4 million) is mortgaged to secure bank borrowing of US\$2.3 million (31 December 2023: US\$2.7 million).

Notes To The Condensed Interim Consolidated Financial Statements

6. Property, plant and equipment

During the six months ended 30 June 2024, the Group acquired assets amounting to US\$0.02 million (31 December 2023: acquired assets amounting to US\$6.3 million).

The carrying amount of the Group's property, plant and equipment as at 30 June 2024 is US\$108.2 million (31 December 2023: US\$112.9 million), of which the carrying amount of vessels held as property, plant and equipment as at 30 June 2024 is US\$107.9 million (31 December 2023: US\$112.5 million).

For the six months ended 30 June 2024, it was assessed that there were no indicators of impairment for the vessels held as property, plant and equipment (31 December 2023: US\$ 1.2 million).

7. Share capital

	The Group and the Company			
	30 June 2024		31 December 2023	
	Number of shares '000	Share capital US\$'000	Number of shares '000	Share capital US\$'000
Issued and fully paid:				
Beginning of year	78,600	113,174	78,600	113,174
End of year	78,600	113,174	78,600	113,174

The Company did not hold any treasury shares nor have any outstanding convertibles as at 30 June 2024.

The Company's subsidiaries do not hold any shares in the Company as at 30 June 2024 and 31 December 2023.

8. Borrowings

	The Group		The Company	
	30 June 2024 US\$'000	31 December 2023 US\$'000	30 June 2024 US\$'000	31 December 2023 US\$'000
Non-current				
Repayable per terms of loan facilities:				
Secured	37,417	46,583	–	–
Current				
Repayable per terms of loan facilities:				
Secured	13,573	9,021	–	–

The Group's borrowings are secured by means of investment properties (Note 5); property, plant and equipment; and properties under development for sale.

Notes To The Condensed Interim Consolidated Financial Statements

9. Revenue

	The Group 6 months ended 30 June	
	2024 US\$'000	2023 US\$'000
Asset management and administration fee	1,304	1,541
Arrangement and agency fee	362	450
Brokerage commission	215	720
Total fee income	1,881	2,711
Add: Non-lease component of charter hire income	7,284	9,826
Add: Sale of properties under development	4,881	3,270
Total revenue from contract with customers	14,046	15,807

10. Investment returns

	The Group 6 months ended 30 June	
	2024 US\$'000	2023 US\$'000
Realised gain on investment property	–	969
Realised gain on investments:		
- Shipping	9	1,284
- Commercial office/industrial buildings	–	56
- Small residential property developments	38	2
- Others	–	164
Property rental income	276	353
Fair value adjustment on investments:		
- Commercial office/industrial buildings	(12,822)	–
- Small residential property developments	174	(26)
- Others	13	(24)
	(12,312)	2,778

Notes To The Condensed Interim Consolidated Financial Statements

11. Income tax

The Group calculates the period income tax expense using tax rates prevailing in the countries in which the Group operates, based on existing legislation, interpretations and practices in respect thereof, that would also be applicable to the expected total annual earnings.

	The Group 6 months ended 30 June	
	2024 US\$'000	2023 US\$'000
Current income taxation	170	252
Over provision in respect of prior years	(6)	(27)
Deferred income tax expense relating to origination and reversal of temporary differences	1	5
Income tax expense recognised in profit or loss	165	230

12. Dividends

	The Group and the Company 6 months ended 30 June	
	2024 US\$'000	2023 US\$'000
Paid during the interim period:		
<i>Dividends on ordinary shares:</i>		
- Final dividends for 2023: SG cents 2.2 per share (S\$1.7 million) (2022: Final and special dividends: SG cents 8.0 per share (S\$6.3 million))	1,270	4,702
	S\$'000	S\$'000
Proposed but not recognised as a liability as at 30 June:		
<i>Dividends on ordinary shares:</i>		
- Interim dividend for 2024: SG cent 1.0 per share (2023: SG cents 2.2 per share)	786	1,729

Notes To The Condensed Interim Consolidated Financial Statements

13. Earnings per share

Basic and diluted profit per share is calculated by dividing the profit attributable to owners of the parent by the weighted average number of ordinary shares in issue during the interim period.

The following table reflects the profit and share data used in computation of basic and diluted profit per share for the interim period ended 30 June:

	The Group 6 months ended 30 June	
	2024	2023
Weighted average number of ordinary shares in issue ('000)	78,600	78,600
(Loss)/profit attributable to owners of the parent (US\$'000)	(11,763)	4,194
Earnings per share (US cents per share) – basic and diluted	(14.97)	5.34

14. Net asset value

	The Group		The Company	
	30 June 2024	31 December 2023	30 June 2024	31 December 2023
Total number of ordinary shares in issue ('000)	78,600	78,600	78,600	78,600
Net asset value per ordinary share (US\$)	1.70	1.89	1.45	1.46

15. Deconsolidation of consolidated entities

During the six months ended 30 June 2024, the Group dissolved the investment in GK Alero 55 and GK Alero 58 (31 December 2023: GK Alero 57). The consolidated entities were dormant following the disposal of their investments in small residential properties.

During the year ended 31 December 2023, a 69.57% owned subsidiary, United Wise Capital Investment Limited was deconsolidated although this entity was in the process of being liquidated following the disposal of its Hong Kong property investment, because all proceeds had been received by the Group.

No gain or loss arose from the deconsolidation of consolidated entities for the current interim period and corresponding interim period in 2023.

Notes To The Condensed Interim Consolidated Financial Statements

16. Assets and liabilities measured at fair value

(a) Fair value hierarchy

The Group categorises fair value measurements using a fair value hierarchy that is depended on the valuation inputs used as follows:

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the assets or liabilities, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (i.e., unobservable inputs).

Analysis of each class of assets and liabilities measured at fair value by level of fair value hierarchy as at the end of the reporting period was as follows:

The Group	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
As at 30 June 2024				
Recurring fair value measurements				
<i>Financial assets</i>				
<u>Fair value through profit or loss</u>				
Unlisted shares				
- Shipping	–	–	1,564	1,564
- Commercial office/industrial buildings	–	–	18,174	18,174
- Small residential property developments	–	–	2,531	2,531
- Others	–	–	2,769	2,769
	–	–	25,038	25,038
<i>Non-financial assets</i>				
Investment properties	–	–	8,187	8,187
	–	–	33,225	33,225

Investments in unlisted shares of special purpose companies that hold ships, commercial office/industrial buildings, small residential property developments and other projects (including hotel and residential) are measured at fair value through profit or loss. The fair values of these investments are assessed with reference to the fair values of the underlying assets.

Notes To The Condensed Interim Consolidated Financial Statements

16. Assets and liabilities measured at fair value (cont'd)

(a) Fair value hierarchy (cont'd)

The Group	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
As at 31 December 2023				
Recurring fair value measurements				
<i>Financial assets</i>				
<u>Fair value through profit or loss</u>				
Unlisted shares				
- Shipping	–	–	1,575	1,575
- Commercial office/industrial buildings	–	–	30,996	30,996
- Small residential property developments	–	–	2,806	2,806
- Others	–	–	2,421	2,421
	–	–	37,798	37,798
<i>Non-financial assets</i>				
Investment properties	–	–	9,135	9,135
	–	–	46,933	46,933

The movements in fair value measurements in Level 3 during the periods were as follows:

The Group	Unlisted shares US\$'000	Investment properties US\$'000	Total US\$'000
At 1 January 2023	33,230	11,816	45,046
Fair value adjustment recognised in profit or loss	(2,019)	–	(2,019)
Purchases	7,783	1,493	9,276
Disposals	(948)	(3,500)	(4,448)
Income proceeds from investments	(11)	–	(11)
Currency translation differences	(237)	(674)	(911)
At 31 December 2023 and at 1 January 2024	37,798	9,135	46,933
Fair value adjustment recognised in profit or loss	(12,635)	–	(12,635)
Purchases	3,035	–	3,035
Disposals	(863)	–	(863)
Income proceeds from investments	(48)	–	(48)
Transfer out of investments	(1,697)	–	(1,697)
Currency translation differences	(552)	(948)	(1,500)
At 30 June 2024	25,038	8,187	33,225

During the six months ended 30 June 2024, the Group increased its stakes in certain Level 3 property related investments. As a result, the Group gained control over these investments, which were transferred out of Level 3 investments and consolidated.

There was no transfer of fair value measurements between Level 1 and Level 2 during the periods.

Notes To The Condensed Interim Consolidated Financial Statements

16. Assets and liabilities measured at fair value (cont'd)

(b) Level 3 fair value measurements

Description of significant unobservable inputs used in Level 3 fair value measurements are as follows:

Descriptions	Note	Fair value at		Valuation techniques	Significant unobservable inputs	Range	
		30 June 2024 US\$'000	31 December 2023 US\$'000			30 June 2024	31 December 2023
Commercial office/industrial building:							
- Unlisted shares	(i)	6,402	7,075	Income approach - residual method	Gross development value per square foot	HK\$11,000 – HK\$13,000	HK\$13,000 – HK\$14,000
					Discount rate	5.9%	5.9%
		11,772	23,920	Market comparable approach	Market transacted prices	Based on 2024 observable market data	Based on 2023 observable market data
					Adjustments on market transaction price based on valuer's assumption ¹	3.0% – 11.0%	5.0% – 16.0%
- Investment properties		1,617	1,656	Market comparable approach	Market transacted prices	Based on 2024 observable market data	Based on 2023 observable market data
Shipping:							
- Unlisted shares	(ii)	1,490	1,490	Income approach	Daily charter rate	US\$10,000 – US\$15,000	US\$10,000 – US\$15,000
					Gross Terminal value	US\$11 million – US\$20 million*	US\$12 million – US\$17 million*
					Discount rate	10.3% - 11.2%	10.2% - 11.0%
Small residential property developments:							
- Investment properties		6,570	7,479	Income approach	Completed property:		
					Discount rate	4.5%	4.5%
					Terminal capitalisation rate	4.4%	4.6%
					Monthly rental per square meter	JPY3,000 – JPY5,000	JPY3,000 – JPY5,000

¹ relevant adjustments are made to account for variation in nature, location or condition of the specific property.

* before deducted by pre-determined purchase option price, where appropriate.

Notes To The Condensed Interim Consolidated Financial Statements

16. Assets and liabilities measured at fair value (cont'd)

(b) Level 3 fair value measurements (cont'd)

The following table shows the impact on the Level 3 fair value measurement of assets and liabilities that are sensitive to changes in unobservable inputs that reflect reasonably possible alternative assumptions. The positive and negative effects are approximately the same unless stated otherwise.

Note	Descriptions	Significant unobservable inputs	Percentage change	Impact of percentage change in inputs on (loss)/profit before tax	
				30 June 2024 US\$'000	31 December 2023 US\$'000
Commercial office/industrial building:					
(i)	- Unlisted shares	Gross development value per square foot	(15%)	(1,318)	(1,245)
		Discount rate	(2%)	23	63
		Adjustments on market transaction price based on valuer's assumption	(20%)	(6,260)	(8,080)
Shipping:					
(ii)	- Unlisted shares	Daily charter rate	5%	484	600
		Gross terminal value	15%	1,646	1,517
		Discount rate	1%	26	(21)

(c) Valuation policies and procedures

Management oversees the Group's financial reporting valuation process and is responsible for setting and documenting the Group's valuation policies and procedures.

For valuation performed by external valuers, management reviews the appropriateness of the valuation methodologies and assumptions adopted as well as evaluates the appropriateness and reliability of the inputs. Where necessary, and prior to adoption of valuation, adjustments are made by Management considering market transactions during the financial year that were not previously considered by external experts.

In selecting the appropriate valuation models and inputs to be adopted for each valuation that uses significant non-observable inputs, external valuation experts calibrate the valuation models and inputs to actual market transactions that are relevant to the valuation if such information are reasonably available.

Significant changes in fair value measurements from period to period are evaluated by management for reasonableness. Key drivers of the changes are identified and assessed for reasonableness against relevant information from independent sources or internal sources if necessary and appropriate.

Management documents and reports its analysis and results of the external valuations to the Board of Directors on a periodic basis.

Notes To The Condensed Interim Consolidated Financial Statements

16. Assets and liabilities measured at fair value (cont'd)

- (e) ***Fair value of financial instruments by classes that are not carried at fair value and whose carrying amounts are reasonable approximation of fair value***

Accounts receivable, amounts due from subsidiary, other receivables, cash and bank balances, borrowings, due to Tokumei Kumiai investors, accounts payable, amounts due to subsidiary, other payables and accruals

The carrying amounts of these financial assets and liabilities are reasonable approximation of their fair values due to their short-term nature or that they are floating rate instruments that are re-priced to market interest rates on or near the end of the reporting period.

17. Capital commitments

Capital expenditure contracted for at the end of the reporting period but not recognised in the consolidated financial statements of the Group was as follows:

	The Group	
	30 June 2024 US\$'000	31 December 2023 US\$'000
Capital commitments in respect of:		
Properties under development for sales	1,532	–

18. Related party transactions

In addition to the information disclosed elsewhere in the consolidated financial statements, the following transactions took place between the Group and related parties in the normal course of business:

	The Group					
	For the 6 months ended June					
	2024			2023		
	Associates US\$'000	Investee companies# US\$'000	Others* US\$'000	Associates US\$'000	Investee companies# US\$'000	Others* US\$'000
<i>Consolidated statement of profit or loss</i>						
Fee income:						
Asset management and administration fee	68	925	–	21	1,107	18
Arrangement and agency fee	–	269	8	–	319	8
Brokerage commission	–	215	–	–	212	–
Investment returns:						
Realised gain on investments - Shipping	–	–	–	–	1,274	–
Interest income from participation in bridging loan	–	–	–	–	1	–

Notes To The Condensed Interim Consolidated Financial Statements

18. Related party transactions (cont'd)

	The Group					
	As at 30 June 2024			As at 31 December 2023		
	Associates US\$'000	Investee companies# US\$'000	Others* US\$'000	Associates US\$'000	Investee companies# US\$'000	Others* US\$'000
Consolidated statement of financial positions						
Current						
Accounts receivable	57	33	2	11	292	2
Other payable	–	14	–	–	21	–

Investee companies extends to the Group's ownership interest therein that are accounted for at fair value through profit or loss.

* Others refer to shareholders of the Company, who fit the definition of related parties.

19. Events occurring after the reporting period

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

Other Information Required by Listing Rule Appendix 7.2

Appendix 7.2 – 2

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

The figures have not been audited or reviewed.

Appendix 7.2 – 3

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

Not applicable.

Appendix 7.2 – 8

A review of the group performance, to the extent necessary for a reasonable understanding of the group's business. It must include discussion of any significant factors that affected the turnover, costs, and earnings for the current financial period report on, including (where applicable) seasonal or cyclical factors; and any material factors that affected the cash flow, working capital, assets or liabilities of the group during current financial period reported on.

Review of Consolidated Statement of Profit or Loss

Total Income

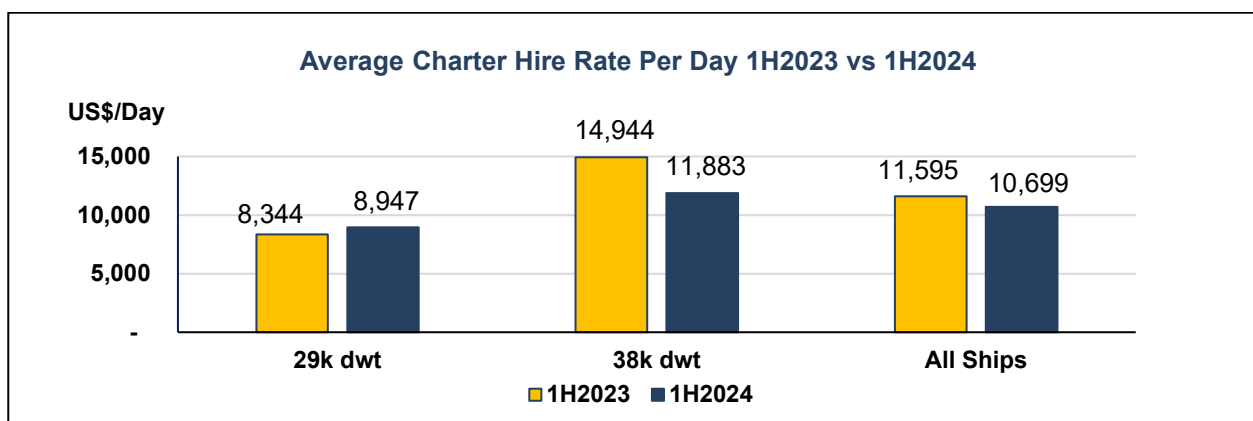
Total income of the Group was US\$11.2 million for the period ended 30 June 2024 ("1H2024"), a 62% decrease from US\$29.7 million for the period ended 30 June 2023 ("1H2023"). Changes in major components of total income, including charter income, fee income, sale of properties under development, investment returns, interest income and other income are explained below.

(i) Charter Income

Following the sale of the Group's two oldest 29k dwt dry bulk carriers, the Group has three 29k dwt dry bulk carriers and five 38k dwt dry bulk carriers as at 30 June 2024, compared to five each of 29k dwt and 38k dwt dry bulk carriers as at 30 June 2023.

As a result, total charter income decreased by 22% from US\$20.6 million in 1H2023 to US\$16.0 million in 1H2024.

However, as seen from the following, the average charter of the five 29k dwt ships in 1H2023 did not perform as well as the average charter of the five 38k dwt ships in 1H2023. With the disposal and improved market, the average charter of the remaining three 29k dwt ships improved in 1H2024. Notwithstanding, the average charter of the 29k dwt ships still drag down the average performance of the Group's average charter.



(ii) Fee Income

Total fee income was US\$1.9 million in 1H2024, a decrease of 31% from US\$2.7 million in 1H2023. Please refer to Note 9 of Notes To The Condensed Interim Consolidated Financial Statements for breakdown of Fee Income for 1H2024 and 1H2023.

Recurring asset management and administration fee income for 1H2024 reduced by 15% from that in 1H2023. The contribution of Japan's asset management fee income has increased, notwithstanding such increase in USD terms was eroded by the weakened JPY. However, the Group had deferred charging asset management and administration fees on co-investors' Hong Kong property project investment due to the dismayed performance of Hong Kong property projects, resulting in a decrease.

Arrangement and agency fee decreased in 1H2024 due mainly to absence of significant arrangement fee income.

Brokerage commission decreased in 1H2024 by 70% as the Group had a one-off hotel-related brokerage deal in 1H2023 which was absent in 1H2024.

(iii) Sale Of Properties Under Development

A larger property under development project was sold for a total of US\$4.9 million in 1H2024 compared to a small project sold for US\$3.3 million in 1H2023, resulting in an increase of 49%.

(iv) Investment Returns

In 2010, the Group partnered with a private developer in Hong Kong to develop the Group's first Hong Kong property project, with the partner taking a majority stake in the development consortium while the Group and other investors took up minority stakes. Following the success of the first project, the Group continued partnering with this developer using similar modus operandi and to-date invested in a total of 8 projects. For the first three projects, the Group invested a total of US\$17.5 million and received total proceeds of US\$42.7 million, netting a cash profit of approximately US\$25.2 million.

However, Hong Kong faced several challenges since 2019, including the COVID-19 pandemic, causing Hong Kong's commercial property market to deteriorate significantly. Notwithstanding Hong Kong Government's recent new initiatives to attract international capital and talent, sales volume of Hong Kong commercial/industrial properties remained subdued. In light of the prevailing market conditions in the Hong Kong and Mainland China property market, completed construction projects in the region are facing declines in sales volume. In particular, a few large Mainland China developers have defaulted on their debt or are experiencing difficulties in meeting their debt and loan obligations. With continuing high interest rates and difficulties in selling the projects, there are indications that the Group may not be able to recover all capital should the consortium which the Group invests in were to sell the projects in the current market to meet the consortium's debt obligations.

As a result, the Group has booked a fair valuation loss of US\$12.8 million for its Hong Kong property project investments, having referred to *IFRS 13 – Fair Value Measurement Para 89 and Appendix B Para B39 – B43* for guidance. The Group does not have any contingent liabilities (including guarantees) nor capital commitment relating to the Hong Kong property projects.

Excluding this US\$12.8 million fair valuation loss, investment returns for 1H2024 was a gain of US\$0.5 million compared to US\$2.8 million for 1H2023, a decrease of 82%. This was because in 1H2023, the Group recognised realised gains of US\$1.0 million from sale of investment property, and US\$1.3 million from distributions from ship joint-investments, and no such realised gains were recorded in 1H2024.

Property rental income was US\$0.3 million for 1H2024, compared to US\$0.4 million for 1H2023.

Please refer to Note 10 of Notes To The Condensed Interim Consolidated Financial Statements for breakdown of Investment Returns for 1H2024 and 1H2023.

(v) Interest Income

With increasing interest rates, the Group recorded US\$0.6 million interest income in 1H2024, an increase of 117% from US\$0.3 million in 1H2023.

(vi) Other Income

No significant one-off miscellaneous income was received in 1H2024.

Total Operating Expenses

Employee benefits expenses remained around the same level in 1H2024 as 1H2023, at US\$3.0 million. With 8 wholly-owned ships for 1H2024 compared to 10 wholly-owned ships for 1H2023, depreciation decreased by 15% from US\$5.5 million in 1H2023 to US\$4.6 million in 1H2024, and vessel operating expenses decreased by 25% from US\$9.8 million in 1H2023 to US\$7.3 million in 1H2024. Costs of properties under development sold were US\$4.4 million for 1H2024 compared to US\$2.9 million for 1H2023 because the project sold in 1H2024 was a bigger project.

No significant foreign exchange was recognised in 1H2024 as the Group did not have any significant non-USD foreign currency exposure for 1H2024. Translation adjustments for the Group's foreign subsidiaries are taken to reserves and not income statements.

Due to the aforementioned, net operating expenses decreased by 10% from US\$23.2 million in 1H2023 to US\$21.0 million in 1H2024.

Operating Loss

The Group recorded an operating loss of US\$9.8 million for 1H2024 as operating profit was dragged down by the fair valuation loss of Hong Kong property projects.

Finance Costs and Other Costs

Interest on borrowings was US\$1.7 million for 1H2024, around the same level as 1H2023.

Net Loss After Tax

The Group's net loss after tax of for 1H2024 was US\$11.7 million, compared to a profit of US\$4.3 million in 1H2023.

Review of Statement of Financial Positions

Non-current assets

The Group's non-current assets as at 30 June 2024 was US\$140.5 million, a decrease of 10.2% compared to US\$156.4 million on 31 December 2023.

Investments decreased by US\$10.9 million mainly due to US\$12.8 million fair valuation loss recorded for Hong Kong property investments, offset by new property investments in Japan.

Property, plant and equipment decreased by US\$4.7 million due to depreciation.

Current assets

The Group's current assets decreased by US\$6.0 million from US\$55.3 million on 31 December 2023 to US\$49.3 million on 30 June 2024. Material variances are as follows:

- 1) Decrease in short term investments of US\$1.9 million from US\$4.3 million on 31 December 2023 to US\$2.4 million on 30 June 2024 mainly due to the Group increasing its stake in previously minority stake ALERO investments, upon which such projects are consolidated into the Group investments under Properties under Development for Sale;

- 2) Increase in properties under development for sale to US\$6.7 million on 30 June 2024 from nil on 31 December 2023 due to new projects as well as the Group increasing its stake in previously minority stake ALERO investments as mentioned in (1) above;
- 3) Decrease in asset held for sale by US\$8.7 million due to the disposal of the asset; and
- 4) Decrease in cash and bank balances by US\$2.0 million. Please see the following review of statement of cash flows for further information.

Total liabilities

Total liabilities decreased by US\$6.4 million from US\$62.7 million on 31 December 2023 to US\$56.3 million on 30 June 2024. Material variances are as follows:

- 1) Decrease in total borrowings (including both current and non-current) of the Group by US\$4.6 million in 1H2024 mainly due to scheduled repayment of long-term borrowings; and
- 2) Decrease in accounts payable/other payables and accruals/tax payables by US\$1.5 million due to payment in 1H2024 of such payables and accruals accrued on 31 December 2023.

Review of Statement of Cash Flows

The Group's cash and bank balances decreased by US\$2.0 million in 1H2024 after the effects of foreign exchange rate changes. Material items are listed below.

- [A] US\$6.2 million was generated from operating activities in 1H2024, a decrease of US\$1.5 million from US\$7.7 million in 1H2023. The decrease was mainly due to:
- i) reduction in net charter income as a result of the fewer ships in the portfolio; and
 - ii) absence of significant ad hoc fee income in 1H2024.

- [B] Net cash inflows from investing activities were US\$3.4 million in 1H2024.

Main cash inflows from investing activities include:

- i) Proceeds from redemption/sale of investments of US\$0.9 million from sale of investments in Japan; and
- ii) Proceeds from disposal of asset held for sale of US\$8.6 million from the disposal of wholly-owned bulker – Uni Wealth.

Main cash outflows from investing activities were due to purchase of property-related investments in Japan of US\$6.4 million.

- [C] Cash flows used in financing activities were US\$10.6 million in 1H2024.

Main cash outflows from financing activities include:

- i) repayments of borrowings of US\$9.1 million offset by proceeds from borrowings of US\$1.8 million;
- ii) interest and other finance cost paid of US\$1.8 million; and
- iii) FY2023 final dividend of US\$1.3 million.

Appendix 7.2 – 9

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

Not applicable. The Group has not provided a forecast.

Appendix 7.2 – 10

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

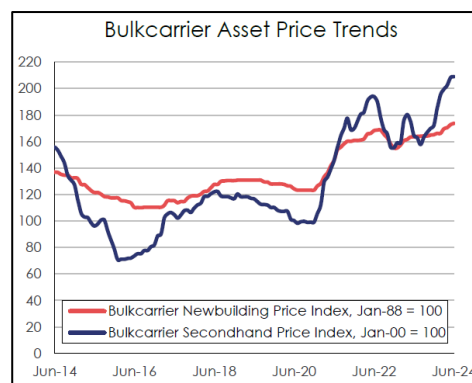
Dry Bulk

For 1H2024, average trading distances for ships had increased due to diversions from both the Panama Canal and Suez Canal. While diversions away from the Panama Canal were easing in 2Q2024, the

continued conflict in the Middle East increased the diversions away from Suez Canal in response to Houthis attacks across the Red Sea.

Meanwhile, demand for dry bulk carriers had increased in 1H2024, outstripping fleet expansion. To meet immediate demand rather than placing orders for new ships which will take a few years to deliver, dry bulk second-hand sales activity had increased.

As can be seen from the chart on the right (extracted from *Clarksons Research Drybulk Trade Outlook July 2024* edition), the blue line representing bulkcarrier second-hand price index had increased significantly since June 2022, making it attractive for the Group to consider disposing the older 29k dwt ships. However, the high price is a hurdle for the Group to enter the market to purchase another ship.



Source: *Clarksons Research DBTO July 2024*

In view of the above, the Group monitors closely the charter rates for its 38k dwt and 29k dwt ships in adoption of the most optimal mix of longer and shorter time charters. At the same time, the Group exercises close surveillance of the sale and purchase market with a view to monetising its older ships.

Japan Property

The Tokyo property market has been robust, driven by a combination of factors including a weak Japanese Yen and low interest rates. According to research by Daiwa Securities Living Investment Corporation, occupancy rate of residential properties in Tokyo 23-Wards as of May 2024 was at 97.43%, a sustained high rate since 2014. The Japan Real Estate Institute (“JREI”) published its April 2024 JREI Home Price Index on 25 June 2024, which showed that the index for the Tokyo Metropolitan Area increased for four consecutive months to 121.23 for April 2024, an increase of 4.6% as compared with the previous year. JREI’s same index for Tokyo was at 137.49 for April 2024, an increase of 6.2%.

While the Group is encouraged by the nine new ALERO projects in 1H2024, it continues to be difficult to identify new reasonably priced land for the Group’s ALERO projects. However, the Group has expanded its asset management expertise in Japan to include private finance initiative (“PFI”) projects, solar power plants, group homes, and other assets with a sustainability angle. The Group would also look for new property investment opportunities outside of Tokyo so as to diversify its Japan property portfolio.

Hong Kong Property

The Hong Kong commercial office/industrial property market continues to be subdued with various negative factors continuing to weigh on investor sentiment and transaction volumes, and thus price. Distressed or discounted assets deals have started gaining favour. The Group remains poised to explore possible opportunities in this area.

Appendix 7.2 – 11

Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes.

Name of Dividend	Interim tax exempt (one-tier)
Dividend Type	Cash
Dividend Per Share	1.0 Singapore cent per ordinary share
Total Dividend	S\$786,000

(b) Corresponding period of the Immediately Preceding Financial Year

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

Name of Dividend	Interim tax exempt (one-tier)
Dividend Type	Cash
Dividend Per Share	2.2 Singapore cents per ordinary share
Total Dividend	S\$1,729,200

(c) The date the dividend is payable.

30 September 2024

(d) The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined.

Up to 5.00 p.m. on 19 September 2024

Appendix 7.2 – 12

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

Not applicable.

Appendix 7.2 – 13

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.

Name of Interested Person	Aggregate value of all interested person transactions conducted under the Shareholders' Mandate (excluding transactions less than S\$100,000) pursuant to Rule 920 US\$'000
Yamasa Co., Ltd (and its associates)	1,057.7

Appendix 7.2 – 15

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

The Company confirms that the undertakings under Rule 720(1) of the Listing Manual have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

Announcement Pursuant to Rule 706A of the Listing Manual

The Company wishes to announce that there were no acquisitions or sales of shares during the financial period from 1 January 2024 to 30 June 2024 which are required to be announced pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited.

Confirmation by the Board Pursuant to Rule 705(5) of the Listing Manual

On behalf of the Board of Directors of the Company, we hereby confirm to the best of our knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the interim financial statements for the half-year ended 30 June 2024 to be false or misleading in any material aspect

BY THE ORDER OF THE BOARD

Michio Tanamoto
Executive Chairman
14 August 2024