



**Bukit Sembawang Estates Limited
and its subsidiaries**
Registration Number: 196700177M

Unaudited Condensed Interim Financial Statements
For the second half and financial year ended
31 March 2024

Table of Contents	Page
A. Condensed interim consolidated statement of comprehensive income	1
B. Condensed interim statements of financial position	2
C. Condensed interim statements of changes in equity	3
D. Condensed interim consolidated statement of cash flows	5
E. Notes to the condensed interim consolidated financial statements	6
F. Other information required by Listing Rule Appendix 7.2	18

**A. Condensed Interim Consolidated Statement of Comprehensive Income
For the second half and financial year ended 31 March 2024**

	Note	Group					Change %
		2H FY2023/24	2H FY2022/23	Change	FY2023/24	FY2022/23	
		01.10.2023 to 31.03.2024	01.10.2022 to 31.03.2023		01.04.2023 to 31.03.2024	01.04.2022 to 31.03.2023	
\$'000	\$'000	%	\$'000	\$'000	%		
Revenue	5	297,657	76,451	289	561,956	197,126	185
Cost of sales		(252,650)	(62,586)	304	(485,179)	(163,016)	198
Gross profit		<u>45,007</u>	<u>13,865</u>	225	<u>76,777</u>	<u>34,110</u>	125
Other income		55	53	4	76	120	(37)
Administrative expenses		(5,808)	(5,808)	-	(10,865)	(10,341)	5
Other operating income		6,322	9,900	(36)	5,504	7,728	(29)
Profit from operations		<u>45,576</u>	<u>18,010</u>	153	<u>71,492</u>	<u>31,617</u>	126
Interest income		6,687	5,816	15	11,428	8,745	31
Finance costs		(72)	(1,326)	(95)	(351)	(2,884)	(88)
Net finance income		<u>6,615</u>	<u>4,490</u>	47	<u>11,077</u>	<u>5,861</u>	89
Profit before tax	7	52,191	22,500	132	82,569	37,478	120
Tax expense	8	(6,566)	(681)	864	(11,722)	(3,078)	281
Profit after tax and total comprehensive income for the period/year		<u>45,625</u>	<u>21,819</u>	109	<u>70,847</u>	<u>34,400</u>	106
Earnings per share							
Basic and diluted earnings per share (cents)	15	17.62	8.43		27.36	13.29	

B. Condensed Interim Statements of Financial Position

	Note	Group		Company	
		31.03.2024	31.03.2023	31.03.2024	31.03.2023
		\$'000	\$'000	\$'000	\$'000
Non-current assets					
Investment property	11	2,836	2,998	-	-
Property, plant and equipment	12	212,521	212,411	-	-
Investments in subsidiaries		-	-	317,000	315,000
Deferred tax assets		8,553	13,019	-	-
		<u>223,910</u>	<u>228,428</u>	<u>317,000</u>	<u>315,000</u>
Current assets					
Development properties	13	711,942	1,025,183	-	-
Contract costs		11,781	16,152	-	-
Contract assets		180,777	531	-	-
Trade and other receivables		17,989	14,280	948,459	1,125,806
Cash and cash equivalents		452,243	294,008	308,578	159,518
		<u>1,374,732</u>	<u>1,350,154</u>	<u>1,257,037</u>	<u>1,285,324</u>
Total assets		<u>1,598,642</u>	<u>1,578,582</u>	<u>1,574,037</u>	<u>1,600,324</u>
Equity attributable to shareholders of the Company					
Share capital	16	631,801	631,801	631,801	631,801
Reserves		888,115	843,159	57,908	71,524
Total equity		<u>1,519,916</u>	<u>1,474,960</u>	<u>689,709</u>	<u>703,325</u>
Non-current liabilities					
Lease liabilities		231	452	-	-
Provision		90	146	-	-
Deferred tax liabilities		6,157	99	173	99
		<u>6,478</u>	<u>697</u>	<u>173</u>	<u>99</u>
Current liabilities					
Trade and other payables		56,031	34,695	882,905	895,775
Lease liabilities		419	497	-	-
Contract liabilities		14,468	39,348	-	-
Borrowings	14	-	24,980	-	-
Provision		58	-	-	-
Current tax payable		1,272	3,405	1,250	1,125
		<u>72,248</u>	<u>102,925</u>	<u>884,155</u>	<u>896,900</u>
Total liabilities		<u>78,726</u>	<u>103,622</u>	<u>884,328</u>	<u>896,999</u>
Total equity and liabilities		<u>1,598,642</u>	<u>1,578,582</u>	<u>1,574,037</u>	<u>1,600,324</u>

C. Condensed Interim Statements of Changes In Equity

Group	Note	Share capital \$'000	Accumulated profits \$'000	Total \$'000
At 1 April 2022		631,801	850,184	1,481,985
Total comprehensive income for the year				
Profit for the year		-	34,400	34,400
Transactions with owners, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends paid	9	-	(41,425)	(41,425)
Total contributions by and distributions to equity holders		-	(41,425)	(41,425)
Total transactions with owners		-	(41,425)	(41,425)
At 31 March 2023		631,801	843,159	1,474,960
At 1 April 2023		631,801	843,159	1,474,960
Total comprehensive income for the year				
Profit for the year		-	70,847	70,847
Transactions with owners, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends paid	9	-	(25,891)	(25,891)
Total contributions by and distributions to equity holders		-	(25,891)	(25,891)
Total transactions with owners		-	(25,891)	(25,891)
At 31 March 2024		631,801	888,115	1,519,916

C. Condensed Interim Statements of Changes In Equity (cont'd)

Company	Note	Share capital \$'000	Accumulated profits \$'000	Total \$'000
At 1 April 2022		631,801	57,079	688,880
Total comprehensive income for the year				
Profit for the year		-	55,870	55,870
Transactions with owners, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends paid	9	-	(41,425)	(41,425)
Total contributions by and distributions to equity holders		-	(41,425)	(41,425)
Total transactions with owners		-	(41,425)	(41,425)
At 31 March 2023		631,801	71,524	703,325
At 1 April 2023		631,801	71,524	703,325
Total comprehensive income for the year				
Profit for the year		-	12,275	12,275
Transactions with owners, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends paid	9	-	(25,891)	(25,891)
Total contributions by and distributions to equity holders		-	(25,891)	(25,891)
Total transactions with owners		-	(25,891)	(25,891)
At 31 March 2024		631,801	57,908	689,709

D. Condensed Interim Consolidated Statement of Cash Flows

	Note	Group	
		FY2023/24 01.04.2023 to 31.03.2024 \$'000	FY2022/23 01.04.2022 to 31.03.2023 \$'000
Cash flows from operating activities			
Profit before tax		82,569	37,478
Adjustments for:			
Depreciation of investment property	7	162	162
Depreciation of property, plant and equipment	7	7,008	5,628
Gain on disposal of property, plant and equipment	7	-	(1)
Interest income	7	(11,428)	(8,745)
Finance costs		351	2,884
Impairment loss on property, plant and equipment written back	7	(6,769)	(5,006)
Allowance for foreseeable losses on development properties written back	7	-	(6,288)
		<u>71,893</u>	<u>26,112</u>
Changes in:			
Development properties		313,241	(108,734)
Contract costs		4,371	(14,299)
Contract assets		(180,246)	(531)
Trade and other receivables		(3,236)	(10,567)
Trade and other payables		21,342	(1,738)
Contract liabilities		(24,880)	36,009
Cash generated from/(used in) operations		<u>202,485</u>	<u>(73,748)</u>
Interest received		10,846	8,163
Taxes paid		(3,331)	(19,539)
Net cash generated from/(used in) operating activities		<u>210,000</u>	<u>(85,124)</u>
Cash flows from investing activities			
Proceeds from disposal of property, plant and equipment		-	1
Additions to property, plant and equipment		(111)	(462)
Net cash used in investing activities		<u>(111)</u>	<u>(461)</u>
Cash flows from financing activities			
Dividends paid to owners of the Company	9	(25,891)	(41,425)
Repayment of borrowings		(25,000)	(106,100)
Interest paid		(226)	(2,472)
Payment for lease liabilities		(537)	(520)
Net cash used in financing activities		<u>(51,654)</u>	<u>(150,517)</u>
Net increase/(decrease) in cash and cash equivalents		158,235	(236,102)
Cash and cash equivalents at beginning of the year		<u>294,008</u>	<u>530,110</u>
Cash and cash equivalents at end of the year		<u>452,243</u>	<u>294,008</u>

Included in cash and cash equivalents of the Group, are cash and cash equivalents of \$126,116,000 (FY2022/23: \$114,729,000) which are held under "Project Account Rules – 1997 Ed." and withdrawals from which are restricted to payments for expenditure incurred on the Group's development projects. These amounts held under "Project Account Rules – 1997 Ed." include \$102,300,000 (FY2022/23: \$83,000,000) held in fixed deposits placed with financial institutions. The fixed deposits have maturity periods of 1 to 30 days (FY2022/23: 11 to 68 days) from the end of financial year.

E. Notes to the Condensed Interim Consolidated Financial Statements

1. Corporate information

Bukit Sembawang Estates Limited (the “Company”) is incorporated in the Republic of Singapore and has its registered office at 2 Bukit Merah Central, #13-01, Singapore 159835. The Company is listed on the Singapore Exchange Securities Limited.

The principal activity of the Company is that relating to investment holding. The principal activities of the subsidiaries are those relating to investment holding, property development and operating of serviced apartments.

These condensed interim consolidated financial statements as at and for the second half and financial year ended 31 March 2024 relate to the Company and its subsidiaries (together referred to as the “Group”).

2. Basis of Preparation

The condensed interim financial statements for the second half and financial year ended 31 March 2024 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by 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 March 2023.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with the SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

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

2.1. New and amended standards adopted by the Group

The Group adopted all the new and amended standards that are relevant and effective for annual periods beginning on or after 1 April 2023. The adoption of these new and amended accounting standards does not result in changes to the Group’s and the accounting policies and has no material effect on the Group’s condensed interim financial statements.

2.2. Use of judgements and estimates

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

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

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

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

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial period, are described in the following notes:

- | | | |
|---------|---|--|
| Note 8 | – | estimation of provisions for current and deferred taxation |
| Note 12 | – | impairment assessment of property, plant and equipment |

3. Seasonal operations

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

4. Segment and revenue information

The Group has three reportable segments, as described below, which are the Group's strategic business units. For each of the strategic business units, the Company's Board of Directors reviews internal management reports at least on a quarterly basis. The following summary describes the operations in each of the Group's reportable segments:

- Property development: Development of residential properties for sale.
- Investment holding: Holding and management of office building and investments.
- Hospitality: Owner of serviced apartment units.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit before tax, as included in the internal management reports that are reviewed by the Group's Board of Directors. Segment profit before tax is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

Segment information by geographical segment is not presented as the Group's operations are in Singapore.

4.1. Reportable segments

	Property development \$'000	Investment holding \$'000	Hospitality \$'000	Consolidated \$'000
From 1 October 2023 to 31 March 2024				
Total revenue	294,462	567	6,451	301,480
Inter-segment revenue	(3,566)	(257)	-	(3,823)
External revenue	<u>290,896</u>	<u>310</u>	<u>6,451</u>	<u>297,657</u>
Interest income	1,508	5,179	-	6,687
Finance costs	(68)	-	(4)	(72)
Depreciation	(282)	(81)	(2,910)	(3,273)
Reportable segment profit before tax	40,846	4,821	6,524	52,191
Tax expense				<u>(6,566)</u>
Profit for the period				<u>45,625</u>
Other material non-cash items:				
- Impairment loss on property, plant and equipment written back	-	-	6,769	6,769
Other segment information:				
- Capital expenditure	(4)	-	(78)	(82)
Segment assets	1,055,746	312,472	221,871	1,590,089
Deferred tax assets				8,553
Total assets as at 31 March 2024				<u>1,598,642</u>
Segment liabilities	65,834	1,230	4,233	71,297
Current tax payable				1,272
Deferred tax liabilities				6,157
Total liabilities as at 31 March 2024				<u>78,726</u>

4.1. Reportable segments (cont'd)

	Property development \$'000	Investment holding \$'000	Hospitality \$'000	Consolidated \$'000
From 1 October 2022 to 31 March 2023				
Total revenue	73,259	523	6,791	80,573
Inter-segment revenue	(3,784)	(338)	-	(4,122)
External revenue	<u>69,475</u>	<u>185</u>	<u>6,791</u>	<u>76,451</u>
Interest income	1,177	4,639	-	5,816
Finance costs	(1,322)	-	(4)	(1,326)
Depreciation	(406)	(81)	(2,545)	(3,032)
Reportable segment profit before tax	12,832	4,042	5,626	22,500
Tax expense				(681)
Profit for the period				<u>21,819</u>
Other material non-cash items:				
- Allowance for foreseeable losses on development properties written back	6,288	-	-	6,288
- Impairment loss on property, plant and equipment written back	-	-	5,006	5,006
Other segment information:				
- Capital expenditure	(30)	-	(29)	(59)
Segment assets	1,181,463	163,147	220,953	1,565,563
Deferred tax assets				13,019
Total assets as at 31 March 2023				<u>1,578,582</u>
Segment liabilities	95,314	1,277	3,527	100,118
Current tax payable				3,405
Deferred tax liabilities				99
Total liabilities as at 31 March 2023				<u>103,622</u>

4.1. Reportable segments (cont'd)

	Property development \$'000	Investment holding \$'000	Hospitality \$'000	Consolidated \$'000
From 1 April 2023 to 31 March 2024				
Total revenue	551,095	875	13,809	565,779
Inter-segment revenue	(3,566)	(257)	-	(3,823)
External revenue	<u>547,529</u>	<u>618</u>	<u>13,809</u>	<u>561,956</u>
Interest income	2,674	8,754	-	11,428
Finance costs	(342)	-	(9)	(351)
Depreciation	<u>(616)</u>	<u>(162)</u>	<u>(6,392)</u>	<u>(7,170)</u>
Reportable segment profit before tax	67,746	8,163	6,660	82,569
Tax expense				<u>(11,722)</u>
Profit for the year				<u>70,847</u>
Other material non-cash items:				
- Impairment loss on property, plant and equipment written back	-	-	6,769	6,769
Other segment information:				
- Capital expenditure	(28)	-	(83)	(111)
Segment assets	1,055,746	312,472	221,871	1,590,089
Deferred tax assets				<u>8,553</u>
Total assets as at 31 March 2024				<u>1,598,642</u>
Segment liabilities	65,834	1,230	4,233	71,297
Current tax payable				1,272
Deferred tax liabilities				<u>6,157</u>
Total liabilities as at 31 March 2024				<u>78,726</u>

4.1. Reportable segments (cont'd)

	Property development	Investment holding	Hospitality	Consolidated
	\$'000	\$'000	\$'000	\$'000
From 1 April 2022 to 31 March 2023				
Total revenue	187,952	622	12,674	201,248
Inter-segment revenue	(3,784)	(338)	-	(4,122)
External revenue	184,168	284	12,674	197,126
Interest income	1,340	7,405	-	8,745
Finance costs	(2,874)	-	(10)	(2,884)
Depreciation	(682)	(162)	(4,946)	(5,790)
Reportable segment profit before tax	25,145	6,372	5,961	37,478
Tax expense				(3,078)
Profit for the year				34,400
Other material non-cash items:				
- Allowance for foreseeable losses on development properties recognised	6,288	-	-	6,288
- Impairment loss on property, plant and equipment written back	-	-	5,006	5,006
Other segment information:				
- Capital expenditure	(32)	-	(430)	(462)
Segment assets	1,181,463	163,147	220,953	1,565,563
Deferred tax assets				13,019
Total assets as at 31 March 2023				1,578,582
Segment liabilities	95,314	1,277	3,527	100,118
Current tax payable				3,405
Deferred tax liabilities				99
Total liabilities as at 31 March 2023				103,622

5. Revenue

	Group			
	2H FY2023/24	2H FY2022/23	FY2023/24	FY2022/23
	\$'000	\$'000	\$'000	\$'000
Development properties for which revenue is:				
- recognised over time	290,824	64,814	547,384	139,367
- recognised at a point in time	-	4,550	-	44,657
Hospitality income	6,451	6,791	13,809	12,674
Rental and related income	382	296	763	428
	297,657	76,451	561,956	197,126

6. Financial assets and financial liabilities

Accounting classifications and fair values

The carrying amounts of financial assets and financial liabilities including their levels in the fair value hierarchy are set out below. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Note	Carrying amount			Fair value
		Amortised cost \$'000	Other financial liabilities \$'000	Total \$'000	Level 2 \$'000
Group					
31.03.2024					
Financial assets not measured at fair value					
Trade and other receivables*		17,659	-	17,659	
Cash and cash equivalents		452,243	-	452,243	
		469,902	-	469,902	
Financial liabilities not measured at fair value					
Lease liabilities		-	(650)	(650)	
Trade and other payables#		-	(55,449)	(55,449)	
		-	(56,099)	(56,099)	
31.03.2023					
Financial assets not measured at fair value					
Trade and other receivables*		13,847	-	13,847	
Cash and cash equivalents		294,008	-	294,008	
		307,855	-	307,855	
Financial liabilities not measured at fair value					
Borrowings	14	-	(24,980)	(24,980)	(24,980)
Lease liabilities		-	(949)	(949)	
Trade and other payables#		-	(34,065)	(34,065)	
		-	(59,994)	(59,994)	

* Excludes prepayments.

Excludes deferred income.

6. Financial assets and financial liabilities (cont'd)

	Carrying amount		
	Amortised cost \$'000	Other financial liabilities \$'000	Total \$'000
Company			
31.03 2024			
Financial assets not measured at fair value			
Trade and other receivables*	948,417	-	948,417
Cash and cash equivalents	308,578	-	308,578
	<u>1,256,995</u>	<u>-</u>	<u>1,256,995</u>
Financial liabilities not measured at fair value			
Trade and other payables	-	(882,905)	(882,905)
31.03 2023			
Financial assets not measured at fair value			
Trade and other receivables*	1,125,759	-	1,125,759
Cash and cash equivalents	159,518	-	159,518
	<u>1,285,277</u>	<u>-</u>	<u>1,285,277</u>
Financial liabilities not measured at fair value			
Trade and other payables	-	(895,775)	(895,775)

* Excludes prepayments.

7. Profit before tax

7.1. Significant items

	Group			
	2H FY2023/24 \$'000	2H FY2022/23 \$'000	FY2023/24 \$'000	FY2022/23 \$'000
Allowance for foreseeable losses on development properties written back*	-	(6,288)	-	(6,288)
Depreciation of investment property	81	81	162	162
Depreciation of property, plant and equipment	3,192	2,951	7,008	5,628
Impairment loss on property, plant and equipment written back*	(6,769)	(5,006)	(6,769)	(5,006)
Gain on disposal of property, plant and equipment	-	(1)	-	(1)
Interest income	(6,687)	(5,816)	(11,428)	(8,745)
Grant income	-	(7)	-	(55)
Interest expense	72	1,126	234	2,429

*Included in other operating income in the Condensed Interim Consolidated Statement of Comprehensive Income.

7.2. Related party transactions

During the financial year, revenue recognised from 3 units of properties under development which were sold to persons associated with Chief Executive Officer amounted to \$1,969,000 (FY2022/23: \$1,015,000).

8. Tax expense

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			
	2H FY2023/24 \$'000	2H FY2022/23 \$'000	FY2023/24 \$'000	FY2022/23 \$'000
Current tax expense				
Current period/year	1,252	1,632	1,252	3,309
(Over)/Under provision in respect of prior years	(87)	321	(54)	321
	1,165	1,953	1,198	3,630
Deferred tax expense/(credit)				
Origination and reversal of temporary differences	5,401	(1,272)	10,524	(552)
Tax expense	6,566	681	11,722	3,078

9. Dividends

	Company	
	FY2023/24 \$'000	FY2022/23 \$'000
Ordinary dividends paid:		
Tax-exempt final dividend of \$0.04 per share in respect of financial year ended 31 March 2023	10,356	-
Tax-exempt special dividend of \$0.06 per share in respect of financial year ended 31 March 2023	15,535	-
Tax-exempt final dividend of \$0.04 per share in respect of financial year ended 31 March 2022	-	10,356
Tax-exempt special dividend of \$0.12 per share in respect of financial year ended 31 March 2022	-	31,069
	25,891	41,425

10. Net asset value

	Group		Company	
	31.03.2024	31.03.2023	31.03.2024	31.03.2023
Net asset value per ordinary share	\$5.87	\$5.70	\$2.66	\$2.72

11. Investment property

	Group	
	31.03.2024	31.03.2023
	\$'000	\$'000
Cost		
Beginning of financial year/end of financial year	8,189	8,189
	<hr/>	<hr/>
Accumulated depreciation		
Beginning of financial year	5,191	5,029
Depreciation charge for the financial year	162	162
End of financial year	5,353	5,191
	<hr/>	<hr/>
Carrying amounts		
End of financial year	2,836	2,998
	<hr/>	<hr/>
Fair value	22,000	21,700
	<hr/>	<hr/>

Investment property comprises office premises that are leased to external customers held either to earn rental income or capital appreciation or both. It is stated at cost less accumulated depreciation and impairment losses.

The Group engaged external independent professional valuers to assess the fair value of the Group's investment property at the end of each financial year.

The fair value of the investment property is based on a valuation conducted by a firm of independent professional valuers that has appropriate recognised professional qualifications and recent experience in the location and category of the investment property being valued. The fair value is based on market value, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction. The valuation is based on the direct comparison method, having regard to the prevailing conditions of the property and recent market transactions for similar properties in the same location.

The fair value measurement for investment property has been categorised as a Level 3 of the fair value hierarchy based on the inputs to the valuation technique used.

12. Property, plant and equipment

For the financial year ended 31 March 2024, the Group acquired assets amounting to \$111,000 (FY2022/23: \$462,000).

Impairment assessment

The recoverable amount of the serviced apartment units as at 31 March 2024 was estimated using the fair value less costs to sell approach based on the discounted cash flow method adopted by an external independent professional valuer engaged by the Group. Based on the assessment, the Group reversed an impairment loss of \$6.8 million (FY2022/23: \$5.0 million) on the serviced apartment units in FY2023/24.

Judgement is involved in the impairment assessment, including determining the key assumptions applied in arriving at the recoverable amount. Changes to the assumptions applied could impact the recoverable amount in the future periods. The key unobservable inputs used in determining the recoverable amount include discount rate, terminal yield rate, occupancy rate, average room rate and growth rate. The fair value measurement was categorised as a Level 3 fair value based on inputs to the valuation techniques used.

13. Development properties

	Group	
	31.03.2024	31.03.2023
	\$'000	\$'000
Properties under development	711,942	1,025,183

The Group had reviewed the estimated selling prices of its development properties and is of the view that no allowance for foreseeable losses is considered necessary as at 31 March 2024.

14. Borrowings

	Group	
	31.03.2024	31.03.2023
	\$'000	\$'000
Current liabilities		
- Unsecured bank loans	-	24,980

Details of any collaterals

All bank loans were unsecured.

15. Earnings per share

Details of the basic and diluted earnings per share are as follows:

	Group			
	2H FY2023/24	2H FY2022/23	31.03.2024	31.03.2023
	\$'000	\$'000	\$'000	\$'000
Basic and diluted earnings per share is based on:				
Profit for the period/year	45,625	21,819	70,847	34,400
Weighted average number of ordinary shares ('000)	258,911	258,911	258,911	258,911

Diluted earnings per share is the same as basic earnings per share as there are no dilutive instruments in issue during the year.

16. Share capital

	Group and Company			
	31.03.2024		31.03.2023	
	Number of shares '000	\$'000	Number of shares '000	\$'000
Issued and fully-paid ordinary shares with no par value				
At beginning and end of financial year	<u>258,911</u>	<u>631,801</u>	<u>258,911</u>	<u>631,801</u>

There were no outstanding convertibles that may result in the issuance of shares as at 31 March 2024 and 31 March 2023.

The Company had no treasury shares and subsidiary holdings as at 31 March 2024 and 31 March 2023.

17. Corporate guarantee

The Company had provided corporate guarantee to subsidiaries to secure banking facility which were unutilised as at 31 March 2024.

18. Subsequent events

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

F. Other Information Required by Listing Rule Appendix 7.2

1. Review

The condensed consolidated statement of financial position of Bukit Sembawang Estates Limited and its subsidiaries as at 31 March 2024 and the related condensed consolidated comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the second half and financial year then ended and certain explanatory notes have not been audited and reviewed by our auditors.

2. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:

- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

Condensed Interim Consolidated Statement of Comprehensive Income

2H FY2023/24 vs 2H FY2022/23

Revenue increased by 289% to \$297.7 m and cost of sales increased by 304% to \$252.7 m as compared to 2H FY2022/23.

The revenue from property development increased by 319% to \$290.9 m as compared to 2H FY2022/23 was mainly due to higher revenue recognised attributable to higher percentage of completion for The Atelier and LIV@MB, all of which have been fully sold in 2H FY2023/24.

The Group's gross profit increased by 225% from \$13.9 m to \$45.0 m as compared to 2H FY2022/23 mainly due to higher profit recognised on development projects.

In 2H FY2023/24, profits were recognised for Pollen Collection, The Atelier, LIV@MB and Fraser Residence Orchard, Singapore.

In 2H FY2022/23, profits were recognised for Nim Collection Phase 2, The Atelier, LIV@MB and Fraser Residence Orchard, Singapore.

In 2H FY2023/24, higher profits were recognised from investment holding segment attributable to higher interest income from additional fixed deposits placed with banks and increase in rental income due to a replacement tenant secured for vacant units as compared to 2H FY2022/23.

Other operating income decreased by \$3.6 m for 2H FY2023/24 was mainly due to absence of allowance for foreseeable losses on development properties written back in 2H FY2023/24 as compared to \$6.3 m for 2H FY2022/23, offset with a decrease in development costs expensed off for development projects pending development amounting to \$0.9 m, and an increase in impairment loss on property, plant and equipment written back relating to Fraser Residence Orchard, Singapore amounting to \$6.8 m as compared to \$5.0 m for 2H FY2022/23.

The higher interest income of \$0.9 m for 2H FY2023/24 was due to higher interest rates and interest income received from additional fixed deposits placed with banks and the decrease in finance costs of \$1.3 m for 2H FY2023/24 was mainly due to repayment of bank loan.

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

Condensed Interim Consolidated Statement of Comprehensive Income (cont'd)

The increase in tax expense was mainly due to higher deferred tax provision on taxable temporary difference for units sold but under development.

As a result of the above, the Group's net profit after tax increased by \$23.8 m from \$21.8 m to \$45.6 m, an increase of 109% as compared to 2H FY2022/23.

FY2023/24 vs FY2022/23

Revenue increased by 185% to \$561.9 m and cost of sales increased by 198% to \$485.2 m as compared to FY2022/23.

The revenue from property development increased by 197% to \$547.5 m as compared to FY2022/23 was mainly due to higher revenue recognised attributable to higher percentage of completion for The Atelier and LIV@MB, all of which have been fully sold in FY2023/24.

The Group's gross profit increased by 125% from \$34.1 m to \$76.8 m as compared to FY2022/23 mainly due to higher profit recognised on development projects.

In FY2023/24, profits were recognised for Pollen Collection, The Atelier, LIV@MB and Fraser Residence Orchard, Singapore.

In FY2022/23, profits were recognised for 8 St Thomas, Luxus Hills (Contemporary Collection), Nim Collection Phase 2, The Atelier, LIV@MB and Fraser Residence Orchard, Singapore.

In FY2023/24, higher profits were recognised from investment holding segment attributable to higher interest income from additional fixed deposits placed with banks and increase in rental income due to a replacement tenant secured for vacant units as compared to FY2022/23.

Other income decreased by \$0.04 m was mainly due to absence of government grant income from relief measures due to the Covid-19 pandemic in FY2023/24.

Other operating income decreased by \$2.2 m for FY2023/24 was mainly due to absence of allowance for foreseeable losses on development properties written back in FY2023/24 as compared to \$6.3 m for FY2022/23, offset with a decrease in development costs expensed off for development projects pending development amounting to \$2.0 m, and an increase in impairment loss on property, plant and equipment written back relating to Fraser Residence Orchard, Singapore amounting to \$6.8 m as compared to \$5.0 m for FY2022/23.

The higher interest income of \$2.7 m for FY2023/24 was due to higher interest rates and interest income received from additional fixed deposits placed with banks and the decrease in finance costs of \$2.5 m for FY2023/24 was mainly due to repayment of bank loan.

The increase in tax expense was mainly due to higher deferred tax provision on taxable temporary difference for units sold but under development.

As a result of the above, the Group's net profit after tax increased by \$36.4 m from \$34.4 m to \$70.8 m, an increase of 106% as compared to FY2022/23.

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

Condensed Interim Statements of Financial Position

As at 31.03.2024 vs 31.03.2023

The Group's total assets as at 31 March 2024 increased by \$20.0 m, an increase of 1.3%, from \$1,578.6 m to \$1,598.6 m as compared to 31 March 2023. The increase was mainly due to increase in contract assets, trade and other receivables, and cash and cash equivalents offset against the decrease in deferred tax assets, development properties and contract cost. The increase in contract assets was mainly due to the timing differences between the agreed payment schedule and the progress of the construction work. The increase in trade and other receivables was mainly due to higher progress billing receivables on the development projects. The increase in cash and cash equivalents was mainly due to collections from The Atelier and LIV@MB offset against full repayment of loan. The decrease in deferred tax assets was mainly due to movement of deductible temporary differences and the decrease in development properties arising from recognition of development costs in cost of sales using the percentage of completion method in respect of units sold during the year. The decrease in contract costs was mainly due to amortisation of capitalised commission fees incurred to property agents for securing sale contracts for the Group's development properties recognised in profit or loss. Capitalised commission fees are amortised when the related revenue is recognised.

The Group's total liabilities as at 31 March 2024 decreased by \$24.9 m, a decrease of 24.0%, from \$103.6 m to \$78.7 m as compared to 31 March 2023. The decrease was mainly due to decrease in borrowings arising from full repayment of loan offset against the increase in deferred tax liabilities and trade and other payables. The increase in deferred tax liabilities was mainly due to higher deferred tax provision for units sold but under development. The increase in trade and other payables was due to higher accruals relating to construction costs of the development projects. The decrease was also due to decrease in contract liabilities arising from timing differences between the agreed payment schedule and the progress of the construction work.

Condensed Interim Consolidated Statement of Cash Flows

FY2023/24 vs FY2022/23

The Group recorded a net cash inflow of \$158.2 m for FY2023/24. During the year ended 31 March 2024, the net cash generated from operating activities amounted to \$210.0 m was mainly due to working capital movements arising from collections of sales proceeds from The Atelier and LIV@MB. Net cash used in financing activities amounted to \$51.7 m was mainly due to dividend payment of \$25.9 m and full repayment of borrowings of \$25.0 m. The Group had cash and cash equivalents of \$452.2 m as at 31 March 2024 compared to \$294.0 m as at 31 March 2023.

3. A breakdown of sales as follows:

Group	01.04.2023 to 31.03.2024 \$'000	01.04.2022 to 31.03.2023 \$'000	Change %
(a) Sales reported for first half year	264,299	120,675	119.0
(b) Operating profit after tax before deducting non-controlling interests reported for first half year	25,222	12,581	100.5
(c) Sales reported for second half year	297,657	76,451	289.3
(d) Operating profit after tax before deducting non-controlling interests reported for second half year	45,625	21,819	109.1

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

The Group did not make any specific forecast previously.

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

According to URA real estate statistics, the overall private residential property price increased by 1.4% in the 1st quarter of 2024, compared with the 2.8% increase in the 4th quarter of 2023. The total number of new residential units sold in the 1st quarter of 2024 was 1,164 units, compared with the 1,092 units sold in the 4th quarter of 2023.

The cooling measures introduced in April 2023 had impacted and will continue to impact the demand for property purchase by foreigners as well as investment purchases by Singaporeans and Permanent Residents which is expected to lead to a slowdown in sales transactions. According to URA, the total number of transactions fell by 2,852 units or 15% year on year immediately following the introduction of the cooling measures. In particular, purchases by foreigners and companies fell 84% with just 329 units sold against the pre-cooling measures period of 2,053 units. The pressure on the market continues to be compounded by global economic uncertainty with the still high US Fed interest rates of 5.25% to 5.5% and the tense geo-political tensions due to the Russia/Ukraine conflict and the recent Israel/Hamas war. As a consequence, the residential property market remains challenged by lower transactions, continued high interest and mortgage rates, increased construction and development costs, and reduced margins.

Having sold out The Atelier and LIV@MB, the Group will continue to focus on the sales of Pollen Collection and the preparation for the launch of the new residential development at Bukit Timah Link, and the planning of the upcoming development of Luxus Hills Phase 10 and Nim Collection Phase 4.

The Group will continue to monitor the progress of construction of our ongoing projects to ensure timely completion and adopt prudent and measured approaches to calibrate appropriate timing for the launches of residential projects.

6. If a decision regarding dividend has been made:-

(a) Whether an interim (final) ordinary dividend has been declared (recommended).

A final dividend in respect of the financial year ended 31 March 2024 has been recommended.

(b)(i) Amount per share

	31.03.2024
Name of dividend	Final
Dividend type	Cash
Dividend rate	4 cents
Tax rate	Tax exempt (One-tier)
Name of dividend	Special
Dividend type	Cash
Dividend rate	12 cents
Tax rate	Tax exempt (One-tier)

(ii) Previous corresponding period

	31.03.2023
Name of dividend	Final
Dividend type	Cash
Dividend rate	4 cents
Tax rate	Tax exempt (One-tier)
Name of dividend	Special
Dividend type	Cash
Dividend rate	6 cents
Tax rate	Tax exempt (One-tier)

- (c) **Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).**

The dividend is tax exempt in the hands of shareholders.

- (d) **The date the dividend is payable.**

To be announced at later date.

- (e) **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.**

To be announced at later date.

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

Not applicable.

8. **A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:-**

	Latest 12 months \$'000	Previous 12 months \$'000
Total annual dividend		
Final	10,356	10,356
Special	31,069	15,535
Total	41,425	25,891

9. Interested person transactions

The Group does not have a general mandate from shareholders for interested person transactions.

10. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13). If there are no such persons, the issuer must make an appropriate negative statement.

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Company confirms that, to the best of its knowledge, belief and information, none of the persons occupying managerial positions in the Company or any of its principal subsidiaries is a relative of a director or the chief executive officer or a substantial shareholder of the Company.

11. 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 has received undertakings from all its Directors and Executive Officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual of the SGX-ST.

BY ORDER OF THE BOARD

**LOTUS ISABELLA LIM MEI HUA
COMPANY SECRETARY
24 MAY 2024**