

**CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS AND FULL YEAR ENDED 31 DECEMBER 2022 (UNAUDITED)**

**(A) Condensed Interim Consolidated Statement of Profit or Loss and Other Comprehensive Income**

		Group					
	Note	6 Months ended 31.12.2022 \$'000	6 Months ended 31.12.2021 \$'000	Change %	12 Months ended 31.12.2022 \$'000	12 Months ended 31.12.2021 \$'000	Change %
Revenue	5	77,194	9,993	<i>n.m.</i>	119,796	19,665	<i>n.m.</i>
Cost of sales		(15,088)	(2,926)	<i>n.m.</i>	(18,187)	(5,092)	<i>n.m.</i>
<b>Gross profit</b>		<u>62,106</u>	<u>7,067</u>	<i>n.m.</i>	<u>101,609</u>	<u>14,573</u>	<i>n.m.</i>
Administrative expenses		(13,715)	(7,675)	79	(24,344)	(12,985)	87
Other (expenses)/income, net	7	(14,630)	(13,401)	9	(6,140)	97,824	<i>n.m.</i>
<b>Results from operating activities</b>		<u>33,761</u>	<u>(14,009)</u>	<i>n.m.</i>	<u>71,125</u>	<u>99,412</u>	(28)
Finance income	7	244	138	77	456	260	75
Finance costs	7	(12,622)	(1,524)	<i>n.m.</i>	(20,373)	(4,043)	<i>n.m.</i>
<b>Net finance costs</b>		<u>(12,378)</u>	<u>(1,386)</u>	<i>n.m.</i>	<u>(19,917)</u>	<u>(3,783)</u>	<i>n.m.</i>
Share of results of equity-accounted Investees, net of tax		(3,716)	8,858	<i>n.m.</i>	(1,473)	12,648	<i>n.m.</i>
<b>Profit/(Loss) before tax</b>		<u>17,667</u>	<u>(6,537)</u>	<i>n.m.</i>	<u>49,735</u>	<u>108,277</u>	(54)
Tax (expense)/credit	9	(9,951)	3,846	<i>n.m.</i>	(17,239)	2,672	<i>n.m.</i>
<b>Profit/(Loss) after tax for the year</b>		<u>7,716</u>	<u>(2,691)</u>	<i>n.m.</i>	<u>32,496</u>	<u>110,949</u>	(71)
<b>Other comprehensive income:</b>							
<i>Items that are or may be reclassified subsequently to profit or loss</i>							
Foreign currency translation differences relating to foreign operations		(61,111)	1,622	<i>n.m.</i>	(82,476)	(8,819)	<i>n.m.</i>
Share of foreign currency translation differences of equity-accounted investees		(4,083)	(3,873)	5	(5,886)	(3,873)	52
<i>Items that will not be reclassified to profit or loss</i>							
Share of fair value reserve of equity-accounted investee		(1,095)	2,612	<i>n.m.</i>	(3,123)	5,065	<i>n.m.</i>
<b>Other comprehensive income, net of tax</b>		<u>(66,289)</u>	<u>361</u>	<i>n.m.</i>	<u>(91,485)</u>	<u>(7,627)</u>	<i>n.m.</i>
<b>Total comprehensive income for the year</b>		<u>(58,573)</u>	<u>(2,330)</u>	<i>n.m.</i>	<u>(58,989)</u>	<u>103,322</u>	<i>n.m.</i>
<b>Profit/(Loss) attributable to:</b>							
Owners of the Company		(4,010)	(2,471)	62	4,392	111,378	(96)
Non-controlling interests		11,726	(220)	<i>n.m.</i>	28,104	(429)	<i>n.m.</i>
		<u>7,716</u>	<u>(2,691)</u>	<i>n.m.</i>	<u>32,496</u>	<u>110,949</u>	(71)
<b>Total comprehensive income attributable to:</b>							
Owners of the Company		(31,519)	(2,110)	<i>n.m.</i>	(36,087)	103,751	<i>n.m.</i>
Non-controlling interests		(27,054)	(220)	<i>n.m.</i>	(22,902)	(429)	<i>n.m.</i>
		<u>(58,573)</u>	<u>(2,330)</u>	<i>n.m.</i>	<u>(58,989)</u>	<u>103,322</u>	<i>n.m.</i>
<b>Earnings per share</b>							
Basic earnings per share (cents)	10	(0.09)	(0.06)	50	0.10	2.51	(96)
Diluted earnings per share (cents)	10	(0.06)	(0.04)	50	0.07	1.69	(96)

*n.m.* – not meaningful

**(B) Condensed Interim Statements of Financial Position**

		<b>Group</b>		<b>Company</b>	
	<b>Note</b>	<b>31.12.2022</b>	<b>31.12.2021</b>	<b>31.12.2022</b>	<b>31.12.2021</b>
		<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>ASSETS</b>					
Property, plant and equipment	12	8,201	7,460	248	453
Intangible assets and goodwill	13	30,785	3,066	-	-
Investment properties	14	1,145,343	290,556	-	-
Investment properties under development	15	52,283	57,691	-	-
Associate and joint ventures	16	70,550	175,711	23,607	23,607
Subsidiaries		-	-	-	84,092
Trade and other receivables		-	3,215	12,600	9,792
Other investment		2,817	-	-	-
Derivative financial instruments		1,248	-	-	-
<b>Non-current assets</b>		<b>1,311,227</b>	<b>537,699</b>	<b>36,455</b>	<b>117,944</b>
Inventories		774	296	-	-
Trade and other receivables		23,708	12,579	305,567	215,458
Cash and cash equivalents		66,877	43,823	9,648	6,057
<b>Current assets</b>		<b>91,359</b>	<b>56,698</b>	<b>315,215</b>	<b>221,515</b>
<b>Total assets</b>		<b>1,402,586</b>	<b>594,397</b>	<b>351,670</b>	<b>339,459</b>
<b>LIABILITIES</b>					
Loans and borrowings	17	449,614	146,272	-	-
Trade and other payables		29,023	7,448	-	-
Lease liabilities		1,252	911	-	132
Deferred tax liabilities		51,772	34,597	-	-
<b>Non-current liabilities</b>		<b>531,661</b>	<b>189,228</b>	<b>-</b>	<b>132</b>
Loans and borrowings	17	52,933	40,847	30,189	30,189
Trade and other payables		35,895	17,161	9,020	51,564
Provisions	20	20,724	22,507	20,724	20,957
Lease liabilities		1,024	407	-	258
Current tax liabilities		1,832	53	-	-
Derivative financial instruments		494	-	-	-
<b>Current liabilities</b>		<b>112,902</b>	<b>80,975</b>	<b>59,933</b>	<b>102,968</b>
<b>Total liabilities</b>		<b>644,563</b>	<b>270,203</b>	<b>59,933</b>	<b>103,100</b>
<b>NET ASSETS</b>		<b>758,023</b>	<b>324,194</b>	<b>291,737</b>	<b>236,359</b>
<b>EQUITY</b>					
Share capital	18	418,913	418,913	418,913	418,913
Convertible perpetual securities	19	79,635	79,635	79,635	79,635
Capital reserve		4,203	-	-	-
Asset revaluation reserve		3,630	3,630	-	-
Foreign currency translation reserve		(39,517)	(6,791)	-	-
Fair value reserve		(25,920)	(22,797)	-	-
Accumulated losses		(142,210)	(147,967)	(206,811)	(262,189)
<b>Equity attributable to owners of the Company</b>		<b>298,734</b>	<b>324,623</b>	<b>291,737</b>	<b>236,359</b>
Non-controlling interests		459,289	(429)	-	-
<b>Total equity</b>		<b>758,023</b>	<b>324,194</b>	<b>291,737</b>	<b>236,359</b>

(C) Condensed Interim Statement of Changes in Equity

GROUP	Note	Attributable to owners of the Company									
		Share capital \$'000	Convertible perpetual securities \$'000	Capital reserve \$'000	Asset revaluation reserve \$'000	Foreign currency translation reserve \$'000	Fair value reserve \$'000	Accumulated losses \$'000	Total \$'000	Non-controlling interests \$'000	Total equity \$'000
<b>At 1 January 2022</b>		<b>418,913</b>	<b>79,635</b>	-	<b>3,630</b>	<b>(6,791)</b>	<b>(22,797)</b>	<b>(147,967)</b>	<b>324,623</b>	<b>(429)</b>	<b>324,194</b>
<b>Total comprehensive income for the year</b>											
Profit for the year		-	-	-	-	-	-	4,392	4,392	28,104	32,496
<b>Other comprehensive income</b>											
Foreign currency translation differences relating to foreign operations		-	-	-	-	(31,470)	-	-	(31,470)	(51,006)	(82,476)
Share of foreign currency translation differences of equity-accounted investees		-	-	-	-	(5,886)	-	-	(5,886)	-	(5,886)
Share of fair value reserve of equity-accounted investees		-	-	-	-	-	(3,123)	-	(3,123)	-	(3,123)
Total other comprehensive income, net of tax		-	-	-	-	(37,356)	(3,123)	-	(40,479)	(51,006)	(91,485)
<b>Total comprehensive income for the year</b>		-	-	-	-	<b>(37,356)</b>	<b>(3,123)</b>	<b>4,392</b>	<b>(36,087)</b>	<b>(22,902)</b>	<b>(58,989)</b>
<b>Transactions with owners, recognised directly in equity</b>											
<b>Contributions by and distributions to owners</b>											
Perpetual securities redemption, distribution and gain on redemption, net transaction costs by a subsidiary		-	-	-	-	-	-	2,593	2,593	(21,715)	(19,122)
Distribution to perpetual securities holders by a subsidiary		-	-	-	-	-	-	-	-	(1,481)	(1,481)
Dividend and distribution to unitholders by a subsidiary		-	-	-	-	-	-	-	-	(24,059)	(24,059)
<b>Total contributions by and distributions to owners</b>		-	-	-	-	-	-	2,593	2,593	(47,255)	(44,662)
<b>Changes in ownership interests in subsidiaries</b>											
Changes in ownership interests in subsidiaries without a change in control		-	-	-	-	-	-	(1,228)	(1,228)	1,228	-
Disposal of subsidiaries to non-controlling interests without a change in control		-	-	4,203	-	4,630	-	-	8,833	92,190	101,023
Capital contribution from a fellow subsidiary		-	-	-	-	-	-	-	-	400	400
Acquisition of a subsidiary with perpetual securities holders	21	-	-	-	-	-	-	-	-	59,651	59,651
Acquisition of subsidiaries with non-controlling interest	21	-	-	-	-	-	-	-	-	376,406	376,406
<b>Total changes in ownership interests in subsidiaries</b>		-	-	4,203	-	4,630	-	(1,228)	7,605	529,875	537,480
<b>Total transactions with owners</b>		-	-	<b>4,203</b>	-	<b>4,630</b>	-	<b>1,365</b>	<b>10,198</b>	<b>482,620</b>	<b>492,818</b>
<b>At 31 December 2022</b>		<b>418,913</b>	<b>79,635</b>	<b>4,203</b>	<b>3,630</b>	<b>(39,517)</b>	<b>(25,920)</b>	<b>(142,210)</b>	<b>298,734</b>	<b>459,289</b>	<b>758,023</b>

(C) Condensed Interim Statement of Changes in Equity (Continued)

GROUP	Note	Attributable to owners of the Company									
		Share capital \$'000	Convertible perpetual securities \$'000	Capital reserve \$'000	Asset revaluation reserve \$'000	Foreign currency translation reserve \$'000	Fair value reserve \$'000	Accumulated losses \$'000	Total \$'000	Non-controlling interests \$'000	Total equity \$'000
<b>At 1 January 2021</b>		<b>418,913</b>	-	-	<b>3,630</b>	<b>5,901</b>	<b>(27,862)</b>	<b>(259,345)</b>	<b>141,237</b>	*	<b>141,237</b>
<b>Total comprehensive income for the year</b>											
Profit/(Loss) for the year		-	-	-	-	-	-	111,378	111,378	(429)	110,949
<b>Other comprehensive income</b>											
Foreign currency translation differences relating to foreign operations		-	-	-	-	(8,819)	-	-	(8,819)	-	(8,819)
Share of foreign currency translation differences of equity-accounted investees		-	-	-	-	(3,873)	-	-	(3,873)	-	(3,873)
Share of fair value reserve of equity-accounted investees		-	-	-	-	-	5,065	-	5,065	-	5,065
Total other comprehensive income, net of tax		-	-	-	-	(12,692)	5,065	-	(7,627)	-	(7,627)
<b>Total comprehensive income for the year</b>		-	-	-	-	<b>(12,692)</b>	<b>5,065</b>	<b>111,378</b>	<b>103,751</b>	<b>(429)</b>	<b>103,322</b>
<b>Transactions with owners, recognised directly in equity</b>											
Issuance of convertible perpetual securities	19	-	79,635	-	-	-	-	-	79,635	-	79,635
<b>Total transactions with owners</b>		-	<b>79,635</b>	-	-	-	-	-	<b>79,635</b>	-	<b>79,635</b>
<b>At 31 December 2021</b>		<b>418,913</b>	<b>79,635</b>	-	<b>3,630</b>	<b>(6,791)</b>	<b>(22,797)</b>	<b>(147,967)</b>	<b>324,623</b>	<b>(429)</b>	<b>324,194</b>

\* Less than \$1,000

(C) Condensed Interim Statement of Changes in Equity (Continued)

COMPANY	Note	Share capital \$'000	Convertible perpetual securities \$'000	Accumulated losses \$'000	Total equity \$'000
<b>At 1 January 2022</b>		<b>418,913</b>	<b>79,635</b>	<b>(262,189)</b>	<b>236,359</b>
<b>Total comprehensive income for the year</b>					
Profit for the year		-	-	55,378	55,378
<b>Total comprehensive income for the year</b>		<b>-</b>	<b>-</b>	<b>55,378</b>	<b>55,378</b>
<b>At 31 December 2022</b>		<b>418,913</b>	<b>79,635</b>	<b>(206,811)</b>	<b>291,737</b>
<b>At 1 January 2021</b>		<b>418,913</b>	<b>-</b>	<b>(315,861)</b>	<b>103,052</b>
<b>Total comprehensive income for the year</b>					
Profit for the year		-	-	53,672	53,672
<b>Total comprehensive income for the year</b>		<b>-</b>	<b>-</b>	<b>53,672</b>	<b>53,672</b>
<b>Transactions with owners, recognised directly in equity</b>					
Issuance of convertible perpetual securities	19	-	79,635	-	79,635
<b>Total transactions with owners</b>		<b>-</b>	<b>79,635</b>	<b>-</b>	<b>79,635</b>
<b>At 31 December 2021</b>		<b>418,913</b>	<b>79,635</b>	<b>(262,189)</b>	<b>236,359</b>

**(D) Condensed Interim Consolidated Statements of Cash Flows**

	Note	Group	
		12 Months ended	12 Months ended
		31.12.2022	31.12.2021
		\$'000	\$'000
<b>Cash flows from operating activities</b>			
Profit after tax		32,496	110,949
Adjustments for:			
Depreciation of property, plant and equipment		1,496	882
Fair value losses on investment properties	14	8,692	-
Fair value losses on investment properties under development	15	1,429	17,514
Net fair value losses of derivative financial instruments		420	-
Impairment losses on property, plant and equipment		-	2,371
Property, plant and equipment written-off		5	-
Adjustment on rental straight-lining	14	(16,358)	-
Loss on disposal of quoted shares		30	-
Loss on disposal of a subsidiary	21	713	-
Interest income	7	(456)	(260)
Interest expense	7	19,271	3,950
Reversal of provision for site restoration	20	(910)	-
Reversal of provision for legal and related expenses		-	(5,000)
Reversal of impairment for Crest entities receivables		-	(801)
Gain on shareholder loan conversion	19	-	(109,973)
Net gain from First REIT transaction	21	(3,144)	-
Share of results of equity-accounted investees, net of tax		1,473	(12,648)
Manager's management fees settled in units		3,980	-
Trade and other receivables written off		127	-
Tax expense/(credit)	9	17,239	(2,672)
		66,503	4,312
Changes in working capital:			
Inventories		(478)	(77)
Trade and other receivables		14,959	465
Trade and other payables		(26,333)	(539)
Cash generated from operations		54,651	4,161
Tax paid		(3,032)	(70)
<b>Net cash generated from operating activities</b>		<b>51,619</b>	<b>4,091</b>
<b>Cash flows from investing activities</b>			
Acquisition of equity-accounted investees		-	(32,651)
Acquisition of investment properties	14	(31,061)	-
Additions to investment properties	14	(4,278)	(1,104)
Acquisition of other investment		(2,817)	-
Acquisition of subsidiaries, net of cash acquired	21	(18,639)	-
Capital contribution from a fellow subsidiary		400	-
Capital contribution in equity-accounted investee		(4,901)	-
Dividends from an equity-accounted investee		2,829	5,516
Net cash inflow from disposal of a subsidiary	21	37,954	-
Net cash inflow from acquisition of a subsidiary	21	58,484	-
Fund received from Crest litigation		-	4,821
Investment in quoted shares		(382)	-
Disposals of quoted shares		492	-
Interest received		413	584
Purchase of property, plant and equipment		(610)	(954)
Loans to joint ventures		-	(9,103)
Repayment of loan from joint venture	8	3,000	2,925
Repayment of loan from joint venture partner		2,310	-
<b>Net cash generated from/(used in) investing activities</b>		<b>43,194</b>	<b>(29,966)</b>

<b>Cash flows from financing activities</b>		
Proceeds from borrowings	379,271	15,000
Repayment of borrowings	(387,968)	(9,194)
Payment of lease liabilities	(1,066)	(665)
Loan from a fellow subsidiary	8 8,000	-
Perpetual securities redemption, distribution and gain on redemption, net transaction costs by a subsidiary	(19,122)	-
Distribution to perpetual securities holders by a subsidiary	(1,481)	-
Dividend and distribution to unitholders by a subsidiary	(24,059)	-
Payment of transaction costs related to loans and borrowings	(7,176)	-
Interest paid	(14,328)	(3,111)
<b>Net cash (used in)/generated from financing activities</b>	<u>(67,929)</u>	<u>2,030</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	26,884	(23,845)
<b>Cash and cash equivalents at beginning of financial year</b>	43,823	68,973
Effect of exchange rate fluctuations on cash and cash equivalents	(3,830)	(1,305)
<b>Cash and cash equivalents at end of financial year</b>	<u>66,877</u>	<u>43,823</u>

## (E) Notes to the Condensed Interim Consolidated Financial Statements

### 1. Domicile and activities

OUE Lippo Healthcare Limited (the “**Company**”) is a company incorporated in Singapore. The address of the Company’s registered office is at 6 Shenton Way, #10-10, OUE Downtown, Singapore 068809. Shares of the Company are publicly traded on the Catalist Board of the Singapore Exchange.

The Company’s immediate holding company is Treasure International Holdings Pte. Ltd. and the intermediate holding company is OUE Limited. Both companies are incorporated in Singapore. The Company’s ultimate holding company is Lippo ASM Asia Property Limited, a company incorporated in the Cayman Islands.

These condensed interim consolidated financial statements as at and for the six months and full year ended 31 December 2022 comprise the Company and its subsidiaries (collectively, the “**Group**”) and the Group’s interests in equity-accounted investees.

The principal activity of the Company is that of investment holding. The principal activities of the Group and its significant subsidiaries include healthcare operations and property investment. Please refer to note 5 for information on the Group’s business segments.

### 2. Going concern

The Group consolidated First REIT and the Medical Partners from 1 March 2022 and from 1 July 2022 respectively. Please refer to notes 21 (a) and (b).

As at 31 December 2022, the Group had total assets of \$1,402,586,000 (31 December 2021: \$594,397,000) and net assets of \$758,023,000 (31 December 2021: \$324,194,000). The Group’s net current liabilities amounted to \$21,543,000.

Notwithstanding the Group’s net current liability position as at 31 December 2022, the financial statements have been prepared on a going concern basis because management, having assessed the sources of liquidity and funding available to the Group, believes that the Group can continue as a going concern for the foreseeable future. These include the projected net operating cash inflows for the next 12 months and available cash reserves as at 31 December 2022 to finance the Group’s working capital and day-to-day operation requirements.

### 3. Basis of preparation

The condensed interim consolidated financial statements for the six months and full year ended 31 December 2022 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by Accounting Standard Council Singapore. 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 since the last annual financial statements for the year ended 31 December 2021 and public announcement made by the Company during the interim reporting period.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 3.1.

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



### 3.1 Changes in accounting policies

#### New standards and amendments

The Group has adopted the following Singapore Financial Reporting Standards (International) (SFRS(I)) equivalent of the following new accounting standards and amendments that are effective for the financial year beginning 1 January 2022:

- COVID-19-Related Rent Concessions beyond 30 June 2021 (Amendment to SFRS(I) 16)
- Onerous Contracts – Cost of Fulfilling a Contract (Amendments to SFRS(I) 1-37)
- Property, Plant and Equipment – Proceeds before Intended Use (Amendments to SFRS(I) 1-16)
- Reference to the Conceptual Framework (Amendments to SFRS(I) 3)
- Annual Improvements to SFRS(I)s 2018–2020

The application of the new accounting standards and amendments does not have a material effect on the financial statements.

The Group will apply the following standards and/or amendments that are effective for the financial year beginning 1 January 2023:

- Insurance Contracts (SFRS(I) 17 and Amendments to SFRS(I) 17)
- Classification of liabilities as current or non-current (Amendments to SFRS(I) 1-1)
- Disclosure of Accounting Policies (Amendments to SFRS(I) 1-1 and SFRS(I) Practice Statement 2)
- Definition of Accounting Estimate (Amendments to SFRS(I) 1-8)
- Deferred Tax Related to Assets and Liabilities Arising from a Single Transaction – Amendments to SFRS(I) 1-12 Income Taxes

The application of these amendments to standards and interpretations does not have a material effect on the financial statements.

### 3.2 Use of estimates and judgements

The preparation of the condensed interim consolidated financial statements in conformity with SFRS(I) requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgement made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were applied to the consolidated financial statements as at and for the year ended 31 December 2021.

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

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

- note 15 – classification of investment properties under development; and
- note 21 – assessment of control over First REIT after First REIT transaction.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next interim period are included in the following notes:

- notes 12 and 13 – measurement of recoverable amounts for property, plant and equipment and intangible assets and goodwill;
- notes 14 and 15 – determination of fair value of investment properties and investment properties under development;
- notes 16 – measurement of recoverable amounts for joint ventures;

- notes 20 – recognition and measurement of provisions and contingencies: key assumptions about the likelihood and magnitude of an outflow of resources.
- notes 21 (a) & (b) – acquisition of subsidiaries: fair value of the consideration transferred (including contingent consideration) and fair value of the assets acquired and liabilities assumed, measured on a provisional basis.

#### 4. Seasonal operations

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

#### 5. Segment and revenue information

The Group has the following strategic divisions, which are its reportable segments. These divisions offer different products and services and are managed separately because they require different technology and marketing strategies. The Group's Chief Executive Officer ("**CEO**") reviews internal management reports of each division at least quarterly.

- Healthcare operations – Operation of hospitals, clinics and supply of medical equipment and pharmaceutical products. The Group currently has operations in the PRC, Myanmar and Singapore. Healthcare operation in Singapore was acquired through acquisition of a subsidiary (note 21(b)).
- Healthcare assets – Rental of investment properties and assets owned by the Group. The Group currently has assets in the PRC, Indonesia, Singapore and Japan. Healthcare assets in Singapore and Indonesia were acquired through acquisition of a subsidiary (note 21(a)).
- Properties under development – Development of medical facilities, healthcare-related assets and integrated mixed-used projects. The Group currently has development properties in the PRC and Malaysia.
- Investments – Investment in First Real Estate Investment Trust ("**First REIT**") and REIT manager. Effective from 1 March 2022, the Group's investment in First REIT was accounted for as a subsidiary of the Group after the First REIT transaction (note 21(a)) and reported under the Healthcare assets segment.

Others mainly comprise head office and corporate functions, including investment holding related activities.

The revenue from external parties reported to the Board of Directors is measured in a manner consistent with that in the condensed interim consolidated statement of profit and loss.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit/(loss) before tax, as included in the internal management reports that are reviewed by the key management. Segment profit/(loss) 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.

## 5.1 Information about reportable segments

	Healthcare operations \$'000	Healthcare assets \$'000	Properties under development \$'000	Investments \$'000	Others \$'000	Total \$'000
<b>Group</b>						
<b>1 July 2022 to 31 December 2022</b>						
<b>Revenue</b>						
External revenue	19,706	57,488	-	-	-	77,194
Inter-segment revenue	-	-	-	-	500	500
Segment revenue (including inter-segment revenue)	19,706	57,488	-	-	500	77,694
<b>Segment (loss)/profit before tax</b>	<b>(2,938)</b>	<b>11,831</b>	<b>(3,099)</b>	<b>1,921</b>	<b>9,952</b>	<b>17,667</b>
Depreciation	(716)	(8)	-	-	(189)	(913)
Interest expense	(61)	(11,037)	(145)	-	(1,121)	(12,364)
Interest income	1	156	-	-	87	244
Loss on disposal of a subsidiary	-	(713)	-	-	-	(713)
Share of results of equity-accounted investees, net of tax	(5,637)	-	-	1,921	-	(3,716)
<b>Other material non-cash items</b>						
Reversal of provision for site restoration	-	-	910	-	-	910
Fair value losses on investment properties	-	(12,905)	-	-	-	(12,905)
Fair value losses on investment properties under development	-	-	(1,429)	-	-	(1,429)
Net fair value losses of derivative financial instruments	-	(1,093)	-	-	-	(1,093)
Impairment losses on joint venture investment	(5,000)	-	-	-	-	(5,000)
Trade and other receivables written off	-	-	-	-	(79)	(79)
Reportable segment assets	66,659	1,203,224	53,162	31,313	48,228	1,402,586
Additions to:						
- Property, plant and equipment	1,817	-	-	-	76	1,893
- Investment properties	-	34,150	-	-	-	34,150
- Capital contribution in equity-accounted investee	3,842	-	-	-	-	3,842
Reportable segment liabilities	73,494	481,310	5,429	-	30,726	590,959
Current tax liabilities						1,832
Deferred tax liabilities						51,772
						<u>644,563</u>

5.1 Information about reportable segments (continued)

	Healthcare operations \$'000	Healthcare assets \$'000	Properties under development \$'000	Investments \$'000	Others \$'000	Total \$'000
<b>Group</b>						
<b>1 July 2021 to 31 December 2021</b>						
<b>Revenue</b>						
External revenue	1,706	8,287	-	-	-	9,993
Inter-segment revenue	-	-	-	-	737	737
Segment revenue (including inter-segment revenue)	1,706	8,287	-	-	737	10,730
<b>Segment (loss)/profit before tax</b>	(396)	4,618	(20,520)	8,365	1,396	(6,537)
Depreciation	(118)	(42)	(1)	-	(223)	(384)
Interest expense	(36)	(804)	(252)	-	(286)	(1,378)
Interest income	-	-	1	-	137	138
Share of results of equity-accounted investees, net of tax	493	-	-	8,365	-	8,858
<b>Other material non-cash items</b>						
Reversal of provision for legal and related expenses	-	-	-	-	5000	5,000
Reversal of impairment for Crest entities receivables	-	-	-	-	801	801
Fair value losses on investment properties under development	-	-	(17,514)	-	-	(17,514)
Impairment losses on property, plant and equipment	-	-	(2,371)	-	-	(2,371)
Reportable segment assets	31,747	335,981	37,797	130,322	58,550	594,397
Additions to:						
- Property, plant and equipment	1,057	-	392	-	11	1,460
- Investment properties	-	564	-	-	-	564
Reportable segment liabilities	29,778	139,698	11,838	-	54,239	235,553
Current tax liabilities						53
Deferred tax liabilities						34,597
						<u>270,203</u>

5.1 Information about reportable segments (continued)

	Healthcare operations \$'000	Healthcare assets \$'000	Properties under development \$'000	Investments \$'000	Others \$'000	Total \$'000
<b>Group</b>						
<b>1 January 2022 to 31 December 2022</b>						
<b>Revenue</b>						
External revenue	21,731	98,065	-	-	-	119,796
Inter-segment revenue	-	-	-	-	1,097	1,097
Segment revenue (including inter-segment revenue)	21,731	98,065	-	-	1,097	120,893
<b>Segment (loss)/profit before tax</b>	(3,985)	43,273	(3,504)	4,248	9,703	49,735
Depreciation	(1,060)	(55)	-	-	(381)	(1,496)
Interest expense	(94)	(17,038)	(326)	-	(1,813)	(19,271)
Interest income	1	223	-	-	232	456
Net gain from First REIT transaction	-	3,144	-	-	-	3,144
Loss on disposal of a subsidiary	-	(713)	-	-	-	(713)
Share of results of equity-accounted investees, net of tax	(5,721)	-	-	4,248	-	(1,473)
<b>Other material non-cash items</b>						
Reversal of provision for site restoration	-	-	910	-	-	910
Fair value losses on investment properties	-	(8,692)	-	-	-	(8,692)
Fair value losses on investment properties under development	-	-	(1,429)	-	-	(1,429)
Net fair value losses of derivative financial instruments	-	(420)	-	-	-	(420)
Impairment losses on joint venture investment	(5,000)	-	-	-	-	(5,000)
Trade and other receivables written off	-	-	-	-	(127)	(127)
Reportable segment assets	66,659	1,203,224	53,162	31,313	48,228	1,402,586
Additions to:						
- Property, plant and equipment	2,310	26	-	-	298	2,634
- Investment properties	-	35,339	-	-	-	35,339
- Capital contribution in equity-accounted investees	4,901	-	-	-	-	4,901
Reportable segment liabilities	73,494	481,310	5,429	-	30,726	590,959
Current tax liabilities						1,832
Deferred tax liabilities						51,772
						<u>644,563</u>

5.1 Information about reportable segments (continued)

	Healthcare operations \$'000	Healthcare assets \$'000	Properties under development \$'000	Investments \$'000	Others \$'000	Total \$'000
<b>Group</b>						
<b>1 January 2021 to 31 December 2021</b>						
<b>Revenue</b>						
External revenue	2,954	16,711	-	-	-	19,665
Inter-segment revenue	-	-	-	-	1,486	1,486
Segment revenue (including inter-segment revenue)	2,954	16,711	-	-	1,486	21,151
<b>Segment (loss)/profit before tax</b>	(1,288)	11,169	(21,475)	12,163	107,708	108,277
Depreciation	(354)	(84)	(3)	-	(441)	(882)
Interest expense	(108)	(1,611)	(602)	-	(1,629)	(3,950)
Interest income	-	-	1	-	259	260
Gain on shareholder loan conversion	-	-	-	-	109,973	109,973
Share of results of equity-accounted investees, net of tax	485	-	-	12,163	-	12,648
<b>Other material non-cash items</b>						
Reversal of provision for legal and related expenses	-	-	-	-	5,000	5,000
Reversal of impairment for Crest entities receivables	-	-	-	-	801	801
Fair value losses on investment properties under development	-	-	(17,514)	-	-	(17,514)
Impairment losses on property, plant and equipment	-	-	(2,371)	-	-	(2,371)
Reportable segment assets	31,747	335,981	37,797	130,322	58,550	594,397
Additions to:						
- Property, plant and equipment	1,109	-	867	-	28	2,004
- Investment properties	-	1,104	-	-	-	1,104
- Investment in equity-accounted investees	-	-	-	32,651	-	32,651
Reportable segment liabilities	29,778	139,698	11,838	-	54,239	235,553
Current tax liabilities						53
Deferred tax liabilities						34,597
						<u>270,203</u>

## 5.2 Disaggregation of Revenue

	<b>Group</b>		
	<b>6 Months ended 31 December 2022</b>		
	<b>Healthcare operations</b>	<b>Healthcare assets</b>	<b>Total</b>
	\$'000	\$'000	\$'000
<b>Type of goods or service:</b>			
Medical services	15,130	-	15,130
Sale of medicine and medical equipment	4,576	-	4,576
Rental income	-	57,488	57,488
<b>Total revenue</b>	<b>19,706</b>	<b>57,488</b>	<b>77,194</b>
<b>Timing of revenue recognition:</b>			
At a point in time	19,706	7,693	27,399
Over time	-	49,795	49,795
<b>Total revenue</b>	<b>19,706</b>	<b>57,488</b>	<b>77,194</b>
<b>Geographical information:</b>			
PRC	2,735	-	2,735
Japan	-	7,693	7,693
Indonesia	-	47,665	47,665
Singapore	16,971	2,130	19,101
<b>Total revenue</b>	<b>19,706</b>	<b>57,488</b>	<b>77,194</b>

	<b>Group</b>		
	<b>6 Months ended 31 December 2021</b>		
	<b>Healthcare operations</b>	<b>Healthcare assets</b>	<b>Total</b>
	\$'000	\$'000	\$'000
<b>Type of goods or service:</b>			
Medical services	535	-	535
Sale of medicine and medical equipment	1,171	-	1,171
Rental income	-	8,287	8,287
<b>Total revenue</b>	<b>1,706</b>	<b>8,287</b>	<b>9,993</b>
<b>Timing of revenue recognition:</b>			
At a point in time	1,706	8,287	9,993
<b>Total revenue</b>	<b>1,706</b>	<b>8,287</b>	<b>9,993</b>
<b>Geographical information:</b>			
PRC	1,706	-	1,706
Japan	-	8,287	8,287
<b>Total revenue</b>	<b>1,706</b>	<b>8,287</b>	<b>9,993</b>

**Group**  
**12 Months ended 31 December 2022**

	<b>Healthcare operations</b>	<b>Healthcare assets</b>	<b>Total</b>
	\$'000	\$'000	\$'000
<b>Type of goods or service:</b>			
Medical services	15,841	-	15,841
Sale of medicine and medical equipment	5,890	-	5,890
Rental income	-	98,065	98,065
<b>Total revenue</b>	<b>21,731</b>	<b>98,065</b>	<b>119,796</b>

**Timing of revenue recognition:**

At a point in time	21,731	15,357	37,088
Over time	-	82,708	82,708
<b>Total revenue</b>	<b>21,731</b>	<b>98,065</b>	<b>119,796</b>

**Geographical information:**

PRC	4,760	-	4,760
Japan	-	15,357	15,357
Indonesia	-	79,165	79,165
Singapore	16,971	3,543	20,514
<b>Total revenue</b>	<b>21,731</b>	<b>98,065</b>	<b>119,796</b>

**Group**  
**12 Months ended 31 December 2021**

	<b>Healthcare operations</b>	<b>Healthcare assets</b>	<b>Total</b>
	\$'000	\$'000	\$'000
<b>Type of goods or service:</b>			
Medical services	1,080	-	1,080
Sale of medicine and medical equipment	1,874	-	1,874
Rental income	-	16,711	16,711
<b>Total revenue</b>	<b>2,954</b>	<b>16,711</b>	<b>19,665</b>

**Timing of revenue recognition:**

At a point in time	2,954	16,711	19,665
<b>Total revenue</b>	<b>2,954</b>	<b>16,711</b>	<b>19,665</b>

**Geographical information:**

PRC	2,954	-	2,954
Japan	-	16,711	16,711
<b>Total revenue</b>	<b>2,954</b>	<b>16,711</b>	<b>19,665</b>



**A breakdown of sales:**

	<b>Group</b>		
	<b>Financial year ending 31 December 2022</b>	<b>Financial year ending 31 December 2021</b>	<b>Increase / (Decrease) %</b>
	\$'000	\$'000	
Sales reported for the first half year	42,602	9,672	<i>n.m.</i>
Operating profit after tax before deducting non-controlling interests reported for first half year	24,780	113,640	<i>(78)</i>
Sales reported for second half year	77,194	9,993	<i>n.m.</i>
Operating profit/(loss) after tax before deducting non-controlling interests reported for second half year	7,716	(2,691)	<i>n.m.</i>

**6. Financial assets and financial liabilities**

Set out below is an overview of the financial assets and financial liabilities of the Group and the Company as at 31 December 2022 and 31 December 2021.

	<b>Group</b>		<b>Company</b>	
	<b>31.12.2022</b>	<b>31.12.2021</b>	<b>31.12.2022</b>	<b>31.12.2021</b>
	\$'000	\$'000	\$'000	\$'000
<b>Financial assets not measured at fair value</b>				
Trade and other receivables*	22,337	15,464	317,998	225,058
Cash and cash equivalents	66,877	43,823	9,648	6,057
<b>Financial assets at amortised costs</b>	<b>89,214</b>	<b>59,287</b>	<b>327,646</b>	<b>231,115</b>
<b>Financial liabilities not measured at fair value</b>				
Loan and borrowing	(502,547)	(187,119)	(30,189)	(30,189)
Trade and other payables #	(50,027)	(15,717)	(9,020)	(51,564)
Rental deposits received	(11,704)	(7,448)	-	-
<b>Financial liabilities at amortised costs</b>	<b>(564,278)</b>	<b>(210,284)</b>	<b>(39,209)</b>	<b>(81,753)</b>

\* Excluding prepayments

# Excluding rental deposits received and deferred revenue

## 7. Profit/(loss) before tax

The following items have been included in arriving at profit/(loss) before tax:

	Group					
	6 Months ended	6 Months ended	Change	12 Months ended	12 Months ended	Change
	31.12.2022 \$'000	31.12.2021 \$'000	%	31.12.2022 \$'000	31.12.2021 \$'000	%
Depreciation of property, plant and equipment	(913)	(384)	<i>n.m.</i>	(1,496)	(882)	70
Trade and other receivables written off	(79)	-	<i>n.m.</i>	(127)	-	<i>n.m.</i>
Manager's management fees	(4,773)	-	<i>n.m.</i>	(8,028)	-	<i>n.m.</i>
<b><u>Other expenses</u></b>						
Fair value losses on investment properties	(12,905)	-	<i>n.m.</i>	(8,692)	-	<i>n.m.</i>
Fair value losses on investment properties under development	(1,429)	(17,514)	(92)	(1,429)	(17,514)	(92)
Loss on disposal of a subsidiary	(713)	-	<i>n.m.</i>	(713)	-	<i>n.m.</i>
Net fair value losses of derivative financial instruments	(1,093)	-	<i>n.m.</i>	(420)	-	<i>n.m.</i>
Impairment losses on property, plant and equipment	-	(2,371)	<i>n.m.</i>	-	(2,371)	<i>n.m.</i>
Property, plant and equipment written-off	(5)	-	<i>n.m.</i>	(5)	-	<i>n.m.</i>
Others	-	(48)	<i>n.m.</i>	-	(48)	<i>n.m.</i>
	<u>(16,145)</u>	<u>(19,933)</u>	<u>(19)</u>	<u>(11,259)</u>	<u>(19,933)</u>	<u>(44)</u>
<b><u>Other income</u></b>						
Gain on shareholder loan conversion	-	-	<i>n.m.</i>	-	109,973	<i>n.m.</i>
Reversal of provisions for legal and related expenses	-	5,000	<i>n.m.</i>	-	5,000	<i>n.m.</i>
Reversal of provision for site restoration	910	-	<i>n.m.</i>	910	-	<i>n.m.</i>
Reversal of impairment for Crest entities receivables	-	801	<i>n.m.</i>	-	801	<i>n.m.</i>
Recovery from David Lin's enforcement proceedings	520	289	80	520	1,069	(51)
Recovery of Crest litigation costs and settlement sum	-	368	<i>n.m.</i>	500	617	(19)
Net gain from First REIT transaction	-	-	<i>n.m.</i>	3,144	-	<i>n.m.</i>
Government grants	30	18	67	42	95	(56)
Others	55	56	(2)	3	202	(99)
	<u>1,515</u>	<u>6,532</u>	<u>(77)</u>	<u>5,119</u>	<u>117,757</u>	<u>(96)</u>
Other (expenses)/income, net	<u>(14,630)</u>	<u>(13,401)</u>	<u>9</u>	<u>(6,140)</u>	<u>97,824</u>	<i>n.m.</i>
<b><u>Finance Income</u></b>						
Interest income	<u>244</u>	<u>138</u>	<u>77</u>	<u>456</u>	<u>260</u>	<u>75</u>
<b><u>Finance costs</u></b>						
Interest expense	(12,364)	(1,378)	<i>n.m.</i>	(19,271)	(3,950)	<i>n.m.</i>
Foreign exchange loss, net	(258)	(146)	77	(1,102)	(93)	<i>n.m.</i>
	<u>(12,622)</u>	<u>(1,524)</u>	<i>n.m.</i>	<u>(20,373)</u>	<u>(4,043)</u>	<i>n.m.</i>

## 8. Related party transactions

### (a) Loan to First REIT Management Limited ("First REIT Manager")

The Company granted an interest-free loan of \$5,925,000 to First REIT Manager on 11 February 2021. As at 31 December 2022, the amount owing by First REIT Manager of \$3,000,000 was fully paid. The First REIT Manager is a joint venture between the Company and OUE Limited, each holding 40% and 60% of the total issued and paid-up share capital of the First REIT Manager respectively.

The loan was to fund the First REIT Manager's subscription to its pro rata entitlement of the First REIT 2021 rights issue.

**(b) Management fees received by First REIT Manager from First REIT**

From 1 March 2022 to 31 December 2022, First REIT Manager received management fees from First REIT totaling \$8,007,000.

**(c) Shareholder Loan from OUE Treasury**

The repayment date of the outstanding loan of \$1,800,000 from OUE Treasury Pte Ltd (“**OUE Treasury**”) to OUELH Medical Assets Pte Ltd (“**OMA**”) was extended from 29 March 2022 to 11 April 2023.

OUE Treasury is a wholly-owned subsidiary of OUE Limited, which is a controlling shareholder of the Company. OMA is a subsidiary of the Company. The interest on the loan is 4% per annum.

**(d) Loan from TI Echo Pte. Ltd.**

A loan of \$8,000,000 from TI Echo Pte. Ltd. (“**TI Echo**”) to Echo Healthcare Management Pte. Ltd. (“**ECHM**”). TI Echo is a wholly-owned subsidiary of Treasure International Holdings Pte. Ltd. (“**TIHPL**”), which is the Company’s immediate holding company. TIHPL is a wholly-owned subsidiary of OUE Limited.

ECHM is a joint venture between the Company and OUE Limited. ECHM was setup for purpose of the Echo Acquisition.

The loan is TI Echo’s share of loan to ECHM based on TI Echo’s shareholding in ECHM and is interest free and repayable on demand.

Please see note 21(b) for details of the Echo Acquisition.

**(e) Secondment agreement with Browny Healthcare Pte. Ltd. (“**Browny**”), ITOCHU Singapore Pte Ltd (“**ITOCHU SG**”) and ITOCHU Corporation (“**ITOCHU Corp**”) (collectively, the “**ITOCHU Entities**”)**

On 15 February 2018, the Company entered into a secondment agreement with the ITOCHU Entities, pursuant to which the ITOCHU Entities have the right to second up to three employees to the Company (“**Secondment Agreement**”). Pursuant to the Secondment Agreement and related documentation, the Company is obliged to make remuneration-related payments either directly to the seconded employees and/or in the form of secondment fees payable to ITOCHU SG.

On 23 March 2021, the Company entered into a letter supplemental to the Secondment Agreement with the ITOCHU Entities (“**Supplemental Letter**”). Pursuant to the Supplemental Letter, the number of employees in relation to the secondment arrangement with the ITOCHU Entities is reduced to two.

The total remuneration-related payments expected for FY2022 is \$580,000 (FY2021: \$401,000).

Save as disclosed above, there are no other material related party transactions as at 31 December 2022.

**9. Tax (expense)/credit**

The Group calculated 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 and loss are:

	Group					
	6 Months ended 31.12.2022	6 Months ended 31.12.2021	Change	12 Months ended 31.12.2022	12 Months ended 31.12.2021	Change
	\$'000	\$'000	%	\$'000	\$'000	%
Current income tax expense	(6,460)	(77)	<i>n.m.</i>	(9,076)	(83)	<i>n.m.</i>
Withholding tax	(2,317)	-	<i>n.m.</i>	(4,632)	-	<i>n.m.</i>
Deferred income tax relating to origination and reversal of temporary differences	(1,174)	3,923	<i>n.m.</i>	(3,531)	2,755	<i>n.m.</i>
Tax (expense)/credit for the year	<u>(9,951)</u>	<u>3,846</u>	<i>n.m.</i>	<u>(17,239)</u>	<u>2,672</u>	<i>n.m.</i>

## 10. Earnings per ordinary share (“EPS”)

	Group			
	6 Months ended 31.12.2022	6 Months ended 31.12.2021	12 Months ended 31.12.2022	12 Months ended 31.12.2021
Net (loss)/profit attributable to owners of the Company (\$'000)	(4,010)	(2,471)	4,392	111,378
Weighted average number of ordinary shares in issue	4,443,129,206	4,443,129,206	4,443,129,206	4,443,129,206
Basic earnings per ordinary share (Singapore cents)	(0.09)	(0.06)	0.10	2.51
Weighted average number of ordinary shares (post conversion of convertible perpetual securities into ordinary shares)	6,602,653,303	6,602,653,303	6,602,653,303	6,602,653,303
Diluted earnings per ordinary share (cents)	(0.06)	(0.04)	0.07	1.69

On 16 March 2021, the Company issued convertible perpetual securities of a principal amount of \$189,607,700 to Treasure International Holdings Pte. Ltd. (“TIHPL”). Please refer to Note 19 for information on the convertible perpetual securities.

The calculation of the diluted earnings per share is based on the profit attributable to ordinary shareholders of the Company and the weighted average number of ordinary shares outstanding during the period, after adjustment for the effect of conversion of the convertible perpetual securities issued on 16 March 2021, to ordinary shares at the conversion price of \$0.07 per ordinary share. Under the terms of the conversion agreement, the convertible perpetual securities can only be converted into ordinary shares on or after 31 August 2026.

## 11. Net asset value

	Group		Company	
	31.12.2022	31.12.2021	31.12.2022	31.12.2021
Net asset value attributable to owners of the Company (\$'000)	298,734	324,623	291,737	236,359
Number of ordinary shares in issue	4,443,129,206	4,443,129,206	4,443,129,206	4,443,129,206
Net asset value per ordinary share (cents)	6.72	7.31	6.57	5.32

## 12. Property, plant and equipment

During the year ended 31 December 2022, additions to property, plant and equipment amounted to \$2,634,000 (31 December 2021: \$2,004,000). The amount included additions from the acquisition of subsidiaries.

There was no disposal during the year (31 December 2021: \$nil).

### ***Impairment test for property, plant and equipment***

The Group reviews the carrying amounts of the assets at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset’s recoverable amount is estimated. When considering impairment indicators, the Group considers both internal (such as changes in operating and financial performance) and external factors (such as changes in the business environment and economic conditions). Where potential indicators of impairment are noted, management’s judgment and estimate are made to determine the amount of impairment, if any. The recoverable amount of the Group’s property, plant and equipment was determined based on the higher of fair value less costs to sell and value-in-use calculation.

Determining the value-in-use of property, plant and equipment, which require the determination of future cash flows expected to be generated from the continued use and ultimate disposition of such assets, requires the Group to make estimates and assumptions that can materially affect the financial statements. Any resulting impairment losses could have a material adverse impact on the Group's financial condition and results of operations.

*Leasehold property under development (Chengdu land)*

In 2021, the Chengdu land was fully impaired based on management's assessment of the status of the land, discussions with the relevant authority and the legal advice obtained in relation to the Group's contractual obligations. As at 31 December 2022, there was no further development since 31 December 2021.

**13. Intangible assets and goodwill**

	<b>Goodwill</b>	<b>Medical distribution licences</b>	<b>Total</b>
	\$'000	\$'000	\$'000
<b>Group</b>			
<b>At 30 June 2022</b>			
Cost	45,501	1,108	46,609
Accumulated amortisation and impairment	(2,192)	(1,108)	(3,300)
Effect of movements in exchange rates	61	-	61
Net book amount	<u>43,370</u>	<u>-</u>	<u>43,370</u>
<b>6 months ended 31 December 2022</b>			
Opening net book amount	43,370	-	43,370
Adjustment of provisional goodwill	(12,517)	-	(12,517)
Effect of movements in exchange rates	(68)	-	(68)
Closing net book amount	<u>30,785</u>	<u>-</u>	<u>30,785</u>
<b>At 31 December 2022</b>			
Cost	32,949	1,108	34,057
Accumulated amortisation and impairment	(2,164)	(1,108)	(3,272)
Net book amount	<u>30,785</u>	<u>-</u>	<u>30,785</u>

**Amortisation**

The amortisation of medical distribution licences is allocated to the cost of inventory and was included in 'cost of sales' as inventory is sold.

**Impairment test for goodwill**

Goodwill arising from business combinations have been allocated to the following cash-generating unit ("CGU") for impairment testing:

	<b>Group</b>	
	<b>31.12.2022</b>	<b>31.12.2021</b>
	\$'000	\$'000
Brainy World Holdings Limited (" <b>BWH</b> ")	3,031	3,066
Echo Healthcare Management Pte. Ltd. (" <b>ECHM</b> ")	27,754	-
	<u>30,785</u>	<u>3,066</u>

The Group estimated the recoverable amount of the CGU based on its value-in-use.

**BWH**

In 2018, the Group acquired 100% equity interests in BWH, a limited company incorporated in the British Virgin Islands. BWH is an investment holding company which owns 50% equity interest in a joint venture company that is authorised to provide healthcare-related services. The acquisition provides the Group with the opportunity to grow its business in the PRC where the demand for specialised and quality healthcare services is expected to increase. Goodwill from the acquisition relate mainly to the synergies expected to be achieved from integrating the company into the Group's existing healthcare business.

The recoverable amount is determined based on value-in-use calculation using a discounted cash flow projection covering an 8-year-period (31 December 2021: 8-year-period), including a construction period of 1 years (31 December 2021: 2 years). Management considers the 8-year-period used in discounted cash flow appropriate considering the investment cycle of the healthcare industry.

Management assessed the value-in-use for indicators of potential impairment, taking into account the prevailing economic conditions and market outlook, as well as the status of the on-going development. Based on management's assessment, no impairment is required for the period under review.

## ECHM

On 30 June 2022, the Group, via its 60% owned subsidiary, Echo Healthcare Management Pte. Ltd. ("**ECHM**"), acquired 60% interest in Echo Healthcare Services Pte. Ltd. ("**ECHS**"). Upon completion of the transaction, ECHS owns 60% of equity interest in 2 respiratory specialist practices and a thoracic and cardiovascular surgical practice ("**Respiratory Medical Practices**"). See note 21(b) for details of the Echo Acquisition.

Goodwill of \$27,754,000 arising from the Echo Acquisition was determined based on a Purchase Price Allocation ("**PPA**") exercise.

## 14. Investment properties

	Note	Group	
		31.12.2022 \$'000	31.12.2021 \$'000
At 1 January		290,556	308,749
Additions		4,278	1,104
Acquisition of investment properties		31,061	-
Acquisition of a subsidiary	21(a)	955,235	-
Fair value losses recognised in profit or loss		(8,692)	-
Adjustment on rental straight-lining		16,358	-
Disposal of a subsidiary	21(c)	(40,438)	-
Effect of movements in exchange rates		(103,015)	(19,297)
At end of year		<u>1,145,343</u>	<u>290,556</u>

During the year, the group has acquired two Japan nursing homes, Medical Rehabilitation Home Bon Sejour Komaki and Loyal Residence Ayase, for a total consideration of JPY 2,580,000,000 (approximately \$27,606,000), with a total acquisition cost capitalised amounting to \$3,455,000.

The fair value losses recognised in profit or loss relate to the revaluation of the properties in Japan, Singapore and Indonesia.

As at 31 December 2022, the details of investment properties held by the Group are set out below:

Investment Property	Tenure	Principal activity	Location
<b>Japan</b>			
Hikari Heights Varus Fujino	Freehold	Skilled nursing facility	Hokkaido, Japan
Hikari Heights Varus Ishiyama	Freehold	Skilled nursing facility	Hokkaido, Japan
Hikari Heights Varus Kotoni	Freehold	Skilled nursing facility	Hokkaido, Japan
Hikari Heights Varus Makomanai-Koen	Freehold	Skilled nursing facility	Hokkaido, Japan
Hikari Heights Varus Tsukisamu-Koen	Freehold	Skilled nursing facility	Hokkaido, Japan
Varus Cuore Yamanote	Freehold	Skilled nursing facility	Hokkaido, Japan
Varus Cuore Sapporo-Kita & Varus Cuore Sapporo-Kita Annex	Freehold	Skilled nursing facility	Hokkaido, Japan
ElySION Gakuenmae	Freehold	Skilled nursing facility	Nara, Japan
ElySION Mamigaoka & ElySION Mamigaoka Annex	Freehold	Skilled nursing facility	Nara, Japan
Orchard Amanohashidate	Freehold	Skilled nursing facility	Kyoto, Japan
Orchard Kaichi North	Freehold	Skilled nursing facility	Nagano, Japan
Orchard Kaichi West	Freehold	Skilled nursing facility	Nagano, Japan
Medical Rehabilitation Home Bon Séjour Komaki	Freehold	Skilled nursing facility	Aichi, Japan
Loyal Residence Ayase	Freehold	Skilled nursing facility	Kanagawa, Japan

## Singapore

Pacific Healthcare Nursing Home	Leasehold	Skilled nursing facility	Bukit Merah, Singapore
Pacific Healthcare Nursing Home II	Leasehold	Skilled nursing facility	Bukit Panjang, Singapore
The Lentor Residence	Leasehold	Skilled nursing facility	Lentor Avenue, Singapore

## Indonesia

Siloam Hospitals Lippo Village	Leasehold	Hospital	Banten, Indonesia
Siloam Hospitals Kebon Jeruk	Leasehold	Hospital	West Jakarta, Indonesia
Siloam Hospitals Surabaya	Leasehold	Hospital	East Java, Indonesia
Imperial Aryaduta Hotel & Country Club	Leasehold	Hotel & Country Club	Banten, Indonesia
Mochtar Riady Comprehensive Cancer Centre	Leasehold	Hospital	Central Jakarta, Indonesia
Siloam Hospitals Lippo Cikarang	Leasehold	Hospital	Bekasi, Indonesia
Siloam Hospitals Manado	Leasehold	Hospital	North Sulawesi, Indonesia
Hotel Aryaduta Manado	Leasehold	Hotel	North Sulawesi, Indonesia
Siloam Hospitals Makassar	Leasehold	Hospital	South Sulawesi, Indonesia
Siloam Hospitals Bali	Leasehold	Hospital	Bali, Indonesia
Siloam Hospitals TB Simatupang	Leasehold	Hospital	South Jakarta, Indonesia
Siloam Hospitals Purwakarta	Leasehold	Hospital	West Java, Indonesia
Siloam Sriwijaya	Leasehold	Hospital	South Sumatra, Indonesia
Siloam Hospitals Kupang	Leasehold	Hospital	East Nusa Tenggara, Indonesia
Lippo Plaza Kupang	Leasehold	Mall	East Nusa Tenggara, Indonesia
Siloam Hospitals Labuan Bajo	Leasehold	Hospital	East Nusa Tenggara, Indonesia
Siloam Hospitals Buton	Leasehold	Hospital	Sulawesi Tenggara, Indonesia
Lippo Plaza Buton	Leasehold	Mall	Sulawesi Tenggara, Indonesia
Siloam Hospitals Yogyakarta	Leasehold	Hospital	Yogyakarta, Indonesia

As at 31 December 2022, investment properties of the Group with carrying amounts of \$1,098,930,000 (31 December 2021: \$290,556,000) are mortgaged to banks to secure the related borrowings.

### Measurement of fair value

The fair value of investment properties were determined by external independent valuers, having appropriate recognised professional qualifications and recent experience in the location and category of property being valued. The independent valuers provide the fair value of the Group's investment property portfolio every year.

For the Group's refinancing purposes, management has engaged external independent valuers to perform an annual valuation for the Group's investment portfolio (excluding the two Japan nursing homes acquired in September 2022) with a valuation date as of 7 November 2022 ("**Annual Valuation 2022**").

For annual year-end reporting purposes, management engaged those external independent valuers who performed the Annual Valuation 2022 and the external independent valuers who performed the valuation of the two Japan nursing homes as at 21 September 2022, to conduct a valuation update of the key assumptions and key parameters for the valuation of each investment property. These independent external valuers have generally maintained the same valuation methodologies with an update of the key parameters and assumptions as of 31 December 2022.

The fair values of investment properties were estimated using the discounted cash flow, capitalisation and/or direct comparison methods. The valuation methods involve certain estimates including those relating to discount rate, terminal capitalisation rate, capitalisation rate and price per square metre. The specific risks inherent in each of the properties are taken into consideration in arriving at the valuations. The valuation technique(s) considered by the valuers for each property is in line with market practices generally adopted in the jurisdiction in which the property is located.

## 15. Investment properties under development

	Group	
	31.12.2022 \$'000	31.12.2021 \$'000
At 1 January	57,691	74,492
Fair value losses recognised in profit or loss	(1,429)	(17,514)
Effect of movements in exchange rates	(3,979)	713
At end of year	52,283	57,691

The details of investment properties under development held by the Group are set out below:

Description	Unexpired term of leasehold land
Land - Wuxi land, PRC	33 years
Land - Kuala Lumpur, Malaysia	85 years

An investment property under development with carrying amount of \$38,976,000 (31 December 2021: \$41,421,000) is mortgaged to secure bank borrowings (note 17(d)).

#### **Classification of investment properties under development**

The classification of the land as owner-occupied property or investment property is a matter of judgement, involving consideration of the purpose and usage of the land, and future development plans. Portion of land to be redeveloped for future rental or capital appreciations are held as investment properties under development while portion of land to be redeveloped for own use are held as property, plant and equipment. The relevant portion of the land continue to be classified as investment properties under development based on management's assessment of the above factors which is in line with the Group's existing plans.

#### **Measurement of fair value**

Management adopted the forced sale value as determined by an independent valuer as the fair value of the land in Kuala Lumpur instead of the market value based on direct comparison method. Management assessed that the forced sale value is a better representation of the fair value of the land after taking into account the property market outlook and impact of COVID-19. Management assessed that there was no change to the forced sale value as at 31 December 2022.

For the land in Wuxi, the People's Republic of China, the land valuation is based on assumptions made by management in relation to the plot ratio, hospital license, gross development value, entrepreneur profit and risk. As at 31 December 2022, management assessment that there were fair value loss of \$1,429,000 for the valuation of the land.

## **16. Associate and joint ventures**

	Group		Company	
	31.12.2022	31.12.2021	31.12.2022	31.12.2021
	\$'000	\$'000	\$'000	\$'000
Interest in an associate	-	110,645	-	-
Interests in joint ventures	79,685	81,455	40,553	40,553
Less: Allowance for impairment losses	(9,135)	(16,389)	(16,946)	(16,946)
	70,550	175,711	23,607	23,607

The Group disposed of its interest in an associate as part of the First REIT transaction (note 21(a)).

The Group's interests in joint ventures refer to its investments in (i) First REIT Manager, (ii) Yoma OUE Pun Hlaing Limited and Pun Hlaing International Hospital Limited (collectively, the "Myanmar Group"), (iii) China Merchants Lippo Hospital Management (Shenzhen) Limited ("CMLHM") and (iv) Riviera Quad International Limited ("Riviera Quad").

#### **Recoverable amounts of interests in joint ventures**

For the year ended 31 December 2022, the Group assessed the recoverable amounts for each cash generating unit (CGU) based on the value-in-use, taking into consideration the potential impact from the prevailing economic conditions and market outlook on the projected cash flows and discount rates.

Based on assumptions made by management, the assessment of recoverable amounts of the joint ventures are sensitive to changes to the discount rate and terminal growth rate used in the value-in-use calculations, the impairment loss of \$5,000,000 on the Myanmar Group was recognised in current year's profit and loss, in "share of results of equity-accounted investees, net of tax".



## 17. Loans and borrowings

	Note	Group		Company	
		31.12.2022 \$'000	31.12.2021 \$'000	31.12.2022 \$'000	31.12.2021 \$'000
<b>Current</b>					
Loans from third parties	(a)	189	189	189	189
Loan from a fellow subsidiary	(b)	1,800	4,150	-	-
Secured Tokutei Mokuteki Kaisha ("TMK") bonds	(c)	1,453	1,714	-	-
Bank borrowings	(d)	49,491	34,794	30,000	30,000
		<u>52,933</u>	<u>40,847</u>	<u>30,189</u>	<u>30,189</u>
<b>Non-current</b>					
Secured TMK Bonds	(c)	106,672	126,971	-	-
Bank borrowings	(d)	-	19,301	-	-
Guaranteed bonds	(e),(h)	95,571	-	-	-
Social term loan A	(f),(h)	230,742	-	-	-
Social term loan B	(g)	16,629	-	-	-
		<u>449,614</u>	<u>146,272</u>	<u>-</u>	<u>-</u>
<b>Total loans and borrowings</b>		<u>502,547</u>	<u>187,119</u>	<u>30,189</u>	<u>30,189</u>

As at 31 December 2022, total borrowings include secured liabilities of \$500,558,000 (2021: \$182,780,000) and \$30,000,000 (2021: \$30,000,000) of the Group and the Company respectively.

### (a) Loans from third parties

The loan from a third party is unsecured.

### (b) Loan from a fellow subsidiary

The loan from a fellow subsidiary, OUE Treasury Pte Ltd, is unsecured and interest-bearing at 4% per annum (note 8).

### (c) TMK bonds

TMK is an investment vehicle incorporated under the Asset Liquidation Law of Japan to acquire real estate and obtain debt financing in real estate finance transactions in Japan. A TMK may issue TMK bonds, which are generally issued to qualified institutional investors. The TMK grants to holders of TMK bonds the right to receive all payments due in relation to such TMK bonds out of the assets of the TMK prior to any payments to other unsecured creditors. This statutory right is generally referred to as a general security interest. Unless otherwise provided in the Asset Liquidation plan, such general security is automatically created by operation of law.

The secured TMK bonds pertain to bond issued by the First REIT's indirect subsidiary, OUE Japan First TMK, a 5 years JPY10.6 billion due in May 2025 to Shinsei Bank Limited.

The secured TMK bonds agreement provides among other matters for the following:

- 1) Negative pledge against the total assets of a subsidiary of the First REIT which mainly comprises investment properties in Japan and cash and cash equivalents.
- 2) A corporate guarantee from the First REIT

### (d) Bank borrowings

The bank borrowings are secured against:

- (i) a charge created over an investment property under development of the Group (note 15);
- (ii) a debenture over the assets and rights of the subsidiary pertaining to a development project of the Group;
- (iii) joint and several guarantees by certain shareholders;
- (iv) a corporate guarantee from the Company and the intermediate holding company; and
- (v) memorandum of charge over units in a subsidiary held by one of the subsidiaries of the Company.

(e) Guaranteed bonds

On 7 April 2022, \$100 million guaranteed bonds at a coupon rate of 3.25% due in April 2027 were issued by First REIT. The guaranteed bonds amounting to \$100 million are unconditionally and irrevocably guaranteed by Credit Guarantee and Investment Facility, a trust fund of the Asian Development Bank. The interest of the bonds is payable half-yearly in arrears. The bonds are listed on the Singapore Exchange Securities Trading Limited.

(f) Social term loan A

On 25 November 2022, the First REIT entered into a facility agreement with two of the existing lenders, OCBC and CIMB in respect of a \$300 million social term loan and revolving credit facilities agreement (the "Facilities"). On 1 December 2022, the First REIT drew down social term loan A amounting to \$235 million under this Facilities which falls due in May 2026.

(g) Social term loan B

On 29 September 2022, the First REIT's indirect subsidiary, First REIT Japan Two GK, secured a JPY1.66 billion non-recourse social loan due in 27 September 2026 from Shinsei Trust Bank, Ltd. The proceeds from social term loan B was utilised to partially fund the acquisition of two nursing homes, Loyal Residence Ayase and Medical Rehabilitation Homes Bon Sejour Komaki, in Japan during the year.

The secured social term loan B agreement provides amongst other matters for negative pledge against the total assets of a subsidiary of the First FEIT which mainly comprises investment properties in Japan and cash and cash equivalents.

(h) The social term loan A and guaranteed bonds agreements provide among other matters for the following:

- 1) Legal mortgage over the properties in Singapore and Indonesia of the First REIT Group except for Imperial Aryaduta Hotel and Country Club and Siloam Hospitals Yogyakarta.
- 2) Assignment to the banks of all of the First REIT Group's rights, titles, interests and benefits under any leases, tenancies, sales proceeds and cash flows in respect of the Indonesia properties and the Singapore properties except for Imperial Aryaduta Hotel and Country Club and Siloam Hospitals Yogyakarta.
- 3) Assignment to the banks of all of the First REIT Group's rights, titles and interests under the insurance policies in respect of the Indonesia properties and the Singapore properties, with the bank named as a "loss payee" except for Imperial Aryaduta Hotel and Country Club Siloam Hospitals Yogyakarta.
- 4) A debenture containing first fixed and floating charges over all assets and undertakings of the First REIT's Singapore subsidiaries and subsidiaries of the First REIT's Singapore subsidiaries except for Lovage International Pte. Ltd., IAHCC Investment Pte. Ltd., Kalmore Investments Pte. Ltd. and Icon1 Holdings Pte. Ltd.
- 5) Charge of all of the First REIT's shares in the Singapore subsidiaries and subsidiaries of First REIT's Singapore subsidiaries except for Lovage International Pte. Ltd., IAHCC Investment Pte. Ltd., Kalmore Investments Pte. Ltd. and Icon1 Holdings Pte. Ltd..
- 6) Charge of all of the First REIT's Singapore subsidiaries' shares in the Indonesia subsidiaries except for the Joint-operation company, PT Yogya Central Terpadu.
- 7) A debenture by the First REIT Group covering first fixed and floating charges over all assets and undertakings in respect of the Singapore properties.
- 8) OUE Limited's interest in the First REIT directly and indirectly is at least at 20%.
- 9) The Company's interest in the First REIT directly and indirectly is at least at 20% (2021: 8%).
- 10) OUE Limited's interest in First REIT Management Limited directly and indirectly is at least at 51% (2021: 40%).
- 11) Compliance with all financial covenants.

(i) Guarantees

The Company has provided corporate guarantees for loan facilities totaling RMB445,000,000 (approximately \$85,930,000) taken up by its joint ventures in China based on its 50% shareholding.

## 18. Share capital

	<b>The Group and the Company</b>			
	<b>31.12.2022</b>		<b>31.12.2021</b>	
	<b>No. of ordinary shares</b> '000	<b>Share capital</b> \$'000	<b>No. of ordinary shares</b> '000	<b>Share capital</b> \$'000
At beginning and end of the year	4,443,129	418,913	4,443,129	418,913

### Ordinary shares

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All issued ordinary shares are fully paid, with no par value. All shares rank equally with regard to the Company's residual assets.

## 19. Convertible perpetual securities

The convertible perpetual securities were issued to Treasure International Holdings Pte. Ltd. ("TIHPL") in 2021 pursuant to a conversion agreement. Under the conversion agreement, shareholder loans and accrued interest up to 28 February 2021 amounting to \$189,607,700 was converted to convertible perpetual securities. TIHPL is a wholly-owned subsidiary of OUE Limited ("OUE"). OUE is a controlling shareholder of the Company.

The convertible perpetual securities have a coupon of 4.0% per annum and can be converted into ordinary shares of the Company at a conversion price of \$0.07 per ordinary share, assuming no adjustments to the conversion price are made, on or after 31 August 2026. The convertible perpetual securities do not have a maturity date and distribution is at the discretion of the Company.

As the Company does not have a contractual obligation to repay the principal nor make any distributions, the convertible perpetual securities are classified as equity. Any distributions made are directly debited from equity.

The Group recorded a one-off gain of \$109,973,000 in the consolidated statement of profit or loss for the year ended 31 December 2021. The one-off gain relates to the difference between the principal amount of \$189,607,700 and the fair value of the convertible perpetual securities of \$79,635,000.

## 20. Provisions

	<b>Note</b>	<b>Legal</b> \$'000	<b>Site restoration</b> \$'000	<b>Total</b> \$'000
<b>Group</b>				
At 1 January 2022		20,957	1,550	22,507
Utilisation during the year	22	(233)	(566)	(799)
Reversal of provision		-	(910)	(910)
Effect of movements in exchange rates		-	(74)	(74)
At 31 December 2022		<u>20,724</u>	<u>-</u>	<u>20,724</u>

	<b>Note</b>	<b>Legal</b> \$'000
<b>Company</b>		
At 1 January 2022		20,957
Utilisation during the year	22	<u>(233)</u>
At 31 December 2022		<u>20,724</u>

### Legal

Provisions are related to legal and related expenses, which include provision relating to obligations arising from contract and commercial arrangements, based on the best estimate of the possible outflow considering both contractual and commercial factors.

For the year ended 31 December 2022, provisions were utilised for legal costs incurred. Please refer to note 22 for updates on the litigation cases.

### Site restoration

Provision is for site restoration costs to be incurred for restoration of the Group's leasehold property under development in Dujiangyan, Chengdu, China. As of 31 December 2022, restoration works were completed and remaining unutilised provision was reversed.

## 21. Acquisition and disposal of subsidiaries and disposal of associate

### (a) Acquisition of First REIT as subsidiary

On 1 March 2022, the Group divested its 2 wholly-owned subsidiaries, OUELH Japan Medical Facilities Pte. Ltd., which owns 100% interest in 12 nursing homes located in Japan; and OUELH Japan Medical Assets Pte. Ltd. to First REIT. The consideration included 431,147,541 new units in First REIT (“**Consideration Units**”) at the issue price of \$0.305 per unit, amounting to approximately \$131,500,000. The Group’s direct stake in First REIT increased from 15.3% to 33.1% and the Group became a controlling shareholder of First REIT. As such, the Group’s investment in First REIT was deemed disposed by the Group as an associate and First REIT became a subsidiary of the Group. (“**First REIT transaction**”)

#### Provisionally determined fair value of Identifiable assets acquired and liabilities assumed

The following table summarises the provisionally recognised amounts of assets acquired and liabilities assumed at the date of completion of the First REIT transaction.

	Note	\$'000
Plant and equipment		26
Investment properties	14	955,235
Trade and other receivables		32,955
Cash and cash equivalents		43,972
Investment in quoted shares		141
Trade and other payables		(38,757)
Current tax liabilities		(733)
Deferred tax liabilities		(20,427)
Loans and borrowings		(349,875)
Derivative financial instruments		(673)
Perpetual securities holders’ fund		(59,651)
Provisional net identifiable assets and liabilities acquired		<u>562,213</u>

#### Provisional negative goodwill and net gain from First REIT transaction

Provisional negative goodwill arising from First REIT transaction has been recognised as follows:

	\$'000
Total consideration transferred *	160,569
NCI, based on their proportionate interest in the recognised amounts of the assets and liabilities of the acquiree	376,044
Provisional fair value of identifiable net assets and liabilities	<u>(562,213)</u>
Provisional negative goodwill	<u>(25,600)</u>

#### Disposal of First REIT as Associate

	\$'000
Fair value of associate on disposal date	74,055
Less: investment in an associate	(96,511)
Loss on disposal of 15.3%	<u>(22,456)</u>

#### Net gain from First REIT transaction recognised in profit or loss

3,144

#### Cash flows relating to the acquisition of First REIT as a subsidiary

	\$'000
Cash and bank balances of subsidiary acquired	43,972
Add: Cash received from Japan nursing home	14,512
Net cash inflow from acquisition of a subsidiary	<u>58,484</u>

\* The total consideration transferred of \$160,569,000 included non-controlling interest of \$92,190,000 of subsidiary group transferred to First REIT (based on NCI of 66.89% of Japan nursing home net assets value).

**(b) Acquisition of Partnership with Group of Respiratory and Cardiothoracic Medical Practices in Singapore (“Echo Acquisition”)**

On 23 May 2022, the Company announced the setup of Echo Healthcare Management Pte. Ltd. (“**OUE JV**”) and the acquisition (“**Echo Acquisition**”) of 60.0% of the issued and paid-up share capital of RMA Global Pte. Ltd. (“**RMA**”), The Respiratory Practice (Farrer) Pte. Ltd. (“**TRPF**”) and Breathing Heart Pte. Ltd. (“**BH**”) by Echo Healthcare Services Pte. Ltd. (“**HoldCo**”). RMA, TRPF and BH collectively known as the “**Medical Partners**”. The OUE JV owns 60% of the shares in HoldCo whilst the remaining 40% shares are held by the Medical Partners.

The Medical Partners’ practices comprise two of the leading respiratory specialist practices as well as an established cardiothoracic surgical practice. The OUE JV is a 60:40 joint venture between the Company and OUE Limited. The OUE JV will hold 60% of the issued and paid-up capital of HoldCo and the remaining 40% will be held by the founding shareholders of the Medical Partners.

The Echo Acquisition was completed on 30 June 2022.

The performance of the Medical Partners has been consolidated under the Group with effect from 1 July 2022.

**Identifiable assets acquired and liabilities assumed**

The following table summarises the recognised amounts of assets acquired and liabilities assumed at the date of Echo Acquisition.

	<b>\$’000</b>
Plant and equipment	1,970
Deposit	207
Prepayment	90
Lease liabilities	(1,701)
Net identifiable assets and liabilities acquired	<u>566</u>

**Cash flow relating to the Echo Acquisition**

	<b>\$’000</b>
Purchase consideration	(27,958)
Add: Outstanding consideration unpaid as at year end	9,319
Net cash outflow	<u>(18,639)</u>

**Goodwill**

Goodwill arising from the Echo Acquisition has been recognised as follows:

	<b>\$’000</b>
Total consideration transferred	27,958
NCI, based on their proportionate interest in the recognised amounts of the assets and liabilities of the acquiree	362
Fair value of identifiable net assets and liabilities	(566)
Goodwill	<u>27,754</u>

### (c) Disposal of a subsidiary

On 27 September 2022, the First REIT's Group has through its indirect wholly-owned subsidiaries, Primerich Investments Pte. Ltd. and Surabaya Hospitals Investment Pte. Ltd., completed the disposal of 100% of issued and paid-up share capital of PT Tata Prima Indah ("PT TPI") for a total sales consideration of IDR430,000,000,000 (approximately \$40,345,000).

PT TPI previously contributed net profit after tax of \$2,106,000 from 1 March 2022 to the date of disposal.

#### Effect of the disposal

The cash flow relating to assets and liabilities of PT TPI disposed during the year were as follows:

	<b>\$'000</b>
Investment properties	40,438
Cash and cash equivalents	—*
Other payables	—*
Net assets disposed	40,438
Realisation of foreign exchange reserve	44
Tax expense relating to the disposal	(2,017)
	38,465
Loss on disposal of a subsidiary	(713)
	37,752
Less: Cash and cash equivalents disposed	—*
Add: Transaction costs – Manager's divestment fees paid in units	202
Net cash inflow from disposal of a subsidiary	37,954

\*Amount less than \$1,000

## 22. Litigation cases

The status of the litigation cases as at 31 December 2022 is as summarised below.

### (a) Litigation cases with David Lin, a non-controlling shareholder of certain subsidiaries

In 2013, the Group acquired a 74.97% effective interest and control over Health Kind International Limited ("HKIL") and its subsidiaries, Health Kind International (Shanghai) Co., Ltd. ("Health Kind Shanghai") and Wuxi New District Phoenix Hospital Co., Ltd. ("Wuxi Co").

In 2017, Weixin Hospital Investment Management (Shanghai) Co. Ltd ("Weixin"), a company controlled by David Lin, sought a court order for the shares in Wuxi Co to be transferred to Weixin. The Shanghai Courts have rendered a judgement and appeal judgement in favour of Weixin. Consequently, the Group deconsolidated Wuxi Co in 2018.

#### Arbitration Proceedings against David Lin

In 2018, the Company commenced arbitration proceedings in Singapore against David Lin. The Tribunal issued the final arbitration award against David Lin on 7 January 2019. The Company has obtained a Singapore judgement in terms of the arbitration award on 28 November 2019.

#### Recognition and Enforcement Proceedings

In 2019, the Company commenced recognition and enforcement proceedings in Hong Kong, Taiwan and Shanghai against David Lin to enforce the said award. As at 31 December 2022, the Company has obtained permission from the respective authorities concerned to enforce the award in Hong Kong, Taiwan and Shanghai.

As at 31 December 2022:

- Hong Kong: the Company continues to hold a charging order absolute over David Lin's shares in Healthcare Solution Investment Limited ("HSIL") and Hong Kong Life Sciences and Technologies Group Limited. The Company has also obtained an order to appoint Receivers over David Lin's interest in the HSIL shares. HSIL is the sole shareholder of Weixin;
- Shanghai: the Shanghai No. 1 Court received approximately RMB3.25 million in November 2020. The funds have been transferred to a subsidiary of the Company in March 2021; and

- Taiwan: On or around 12 March 2021, the Company also received the sum of \$710,913.50, being the deposit and trust assets held by David Lin in his bank accounts in Taiwan. Separately, David Lin's ¼ share in a real estate in New Taipei City was sold on 18 January 2021 during a public auction for the sum of NTD5,880,000, of which the Company received a sum net of costs and expenses.

#### Claim by Wuxi Hongshen

In 2021, Wuxi Hongshen Pharmacy Co., Ltd ("**Wuxi Hongshen**") commenced a creditor subrogation claim against Wuxi Yilin Real Estate, a subsidiary of the Group, before the People's Court of Xinwu District, Wuxi (the "**Subrogation Claim**"), on the allegation that:

- Wuxi Hongshen was owed an outstanding sum of RMB1.5 million by Wuxi Co pursuant to a PRC judgement based on a contractual dispute case between the two parties (which does not involve the Group);
- Wuxi Yilin Real Estate did not pay the consideration for the land and building at No. 20 Changjiang North Road, New District, Wuxi Jiangsu Province acquired from Wuxi Co; and
- Wuxi Hongshen was therefore entitled to recover the outstanding sum of RMB1.5 million (as a creditor of Wuxi Co) directly from Wuxi Yilin Real Estate (as a subrogated debtor of Wuxi Co.) under PRC law.

On 14 December 2021, the People's Court of Xinwu District, Wuxi agreed with the points raised by Wuxi Hongshen and ordered Wuxi Yilin Real Estate to pay the sum of RMB1,513,284.18 plus interest and costs to Wuxi Hongshen.

On 24 December 2021, Wuxi Yilin Real Estate filed an appeal to the Intermediate Court of Wuxi City against the People's Court of Xinwu District, Wuxi's decision.

The appeal was heard on 25 March 2022. On 13 June 2022, the Wuxi Intermediate People's Court dismissed the appeal. As at 31 December 2022, Wuxi Yilin Real Estate has caused the judgment sum of RMB1,513,284.18 plus interest and costs to be paid to Wuxi Hongsheng. All of Wuxi Hongsheng's claims against the Group have been fully satisfied as at 31 December 2022.

#### *(b) Other claim(s) against the Company*

The Company received a letter of demand from Fan's Private Trustees dated 25 June 2021, demanding payment of the sum of \$850,182.40 allegedly owing to Fan pursuant to shareholder advances, expense claims and a Management Advisory Service Agreement between Fan and a wholly owned subsidiary of the Company dated 1 February 2016.

This letter demanded payment of the same sums previously claimed by Fan in his letter of demand to the Company dated 27 January 2017. In 2017, the Company responded to Fan to seek further particulars and supporting documents in support of his claims, though no response was forthcoming. The Company has responded to Fan's Private Trustees to seek further particulars and supporting documents in support of their claims.

No litigation has developed from these claims and no provisions is made given that there is lack of details to support the claims.

(F) Other information required by Appendix 7C of the Catalyst Rules

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

<u>Ordinary shares issued and fully paid-up</u>	Number of shares	Paid-up share capital
		\$
Balance as at 31 December 2022 and 31 December 2021	4,443,129,206	418,912,580

There were no outstanding convertibles, treasury shares or subsidiary holdings as at 31 December 2022 and 31 December 2021.

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

As at 31 December 2022 and 31 December 2021, the Company had 4,443,129,206 issued and fully paid-up ordinary shares.

The Company did not have treasury shares as at the end of the respective financial years.

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

Not applicable.

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

Not applicable.

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 by the Company's auditors.

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

Not applicable.

- 3A. Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion (this is not required for any audit issue that is a material uncertainty relating to going concern):

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

Not applicable.

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

Not applicable



4. **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.**

**Review of financial performance of Continuing Operations for the financial year ended 31 December 2022**

**(a) Revenue**

The Group consolidated First REIT and the Medical Partners from 1 March 2022 and from 1 July 2022 respectively. Please refer to notes 21 (a) and (b).

- (i) First REIT's revenue comprised rental income from its 32 investment properties located in Indonesia, Japan and Singapore.
- (ii) Revenue from the Medical Partners comprised revenue from the provision of specialist medical services and sales of medicine and medical equipment.
- (iii) The Group's revenue also included revenue from the Group's hospital in Wuxi, Wuxi Lippo Xi Nan hospital, and the pharmaceutical distribution business in China.

The increase in revenue was due mainly to the consolidation of First REIT and the Medical Partners, as well as higher revenue recorded by Wuxi Lippo Xi Nan hospital and the China pharmaceutical distribution business which resulted from the provision of Covid-19 related services and higher demand for medical supplies.

**(b) Cost of sales**

The increase in cost of sales was due mainly to the consolidation of First REIT and the Medical Partners.

**(c) Gross profit**

The increase in gross profit was due mainly to the consolidation of First REIT and the Medical Partners.

**(d) Administrative expenses**

The increase in administrative expenses was mainly due to the consolidation of First REIT and the Medical Partners.

**(e) Other (expenses)/income**

Other (expenses)/income for FY2022 comprised mainly the following:

- (i) The fair value losses of \$8,692,000 on First REIT's investment properties;
- (ii) The fair value losses of \$1,429,000 on investment properties under development;
- (iii) The loss on disposal of a subsidiary of \$713,000 relating to First REIT's divestment of PT TPI which held Siloam Hospitals Surabaya;
- (iv) The net fair value losses of \$420,000 relating to First REIT's derivative financial instruments (revaluation of interest rate swaps, interest rate caps contracts, as well as currency hedging contracts);
- (v) Reversal of provision made for site restoration costs of \$910,000;
- (vi) Recovery of \$500,000 received in relation to the final settlement with the Crest entities;
- (vii) Recovery from David Lin's enforcement proceedings from one of the subsidiaries \$520,000; and
- (viii) A net gain of \$3,144,000 relating to the First REIT transaction.

The other (expenses)/income for FY2021 comprised mainly a \$109,973,000 one-off gain arising from the conversion of shareholder's loans and accrued interests into convertible perpetual bonds (see note 19), fair value losses of \$17,514,000 on investment properties under development, impairment losses of \$2,371,000 on property, plant and equipment, reversal of provision of \$5,000,000 for legal and related expenses, and litigation recoveries totaling \$1,686,000.

**(f) Finance income**

Finance income comprised mainly interests from bank deposits and from an advance to a joint venture partner. The increase in finance income was due mainly to the consolidation of First REIT.

**(g) Finance costs**

The increase in finance costs was mainly due to the consolidation of First REIT, the impact of increasing interest rates and foreign exchange losses.

**(h) Share of results of equity-accounted investees, net of tax**

The Group's share of results of equity-accounted investees relates to the Group's investments in First Real Estate Investment Trust ("**First REIT**"), First REIT Management Limited ("**First REIT Manager**"), China Merchants Lippo Hospital Management (Shenzhen) Limited ("**CMLHM**"), Riviera Quad International Limited ("**Riviera Quad**"), Yoma OUE Pun Hlaing Limited ("**YOPH**") and Pun Hlaing International Hospital Limited ("**PHIH**").

The results of First REIT were equity-accounted up to 28 February 2022. From 1 March 2022, First REIT was consolidated as part of the Group upon completion of the divestment of the 12 Japan nursing homes to First REIT.

First REIT Manager, formerly known as Bowsprit Capital Corporation Limited, is the manager of First REIT ("**Manager**"). CMLHM is the 50/50 joint venture with the China Merchants Group.

YOPH and PHIH, collectively the "**Myanmar Group**", refers to the 40/60 joint venture with First Myanmar Investment Public Company Limited ("**FMI**"). The Group holds a 40% stake in the Myanmar Group that currently operates 3 hospitals and 4 clinics in Myanmar.

The decrease in the share of results was mainly due to consolidation of First REIT from 1 March 2022 and impairment on Myanmar Group investment of \$5,000,000.

**(i) Tax expense**

The increase in tax expense was due mainly to the consolidation of First REIT and the Medical Partners. Tax expenses included the provision for deferred tax liabilities in relation to the Group's investment properties.

**(j) Profit after tax**

The Group recorded a profit after tax of \$32,496,000 compared to a profit of \$110,949,000 for FY2021, mainly attributable to the aforementioned factors.

**Review of Statement of Financial Position**

**(a) Non-current assets**

The increase in non-current assets was mainly due to the following:

- (i) The consolidation of First REIT;
- (ii) The recognition of the provisional goodwill arising from the Echo Acquisition (note 21(b));
- (iii) The increase in investment properties due to the consolidation of First REIT;
- (iv) The derivative financial instruments (interest rate swaps) of First REIT;
- (v) Other investment relates to an investment in a healthcare startup.

The increase was partly offset by the decrease in investment properties under development, which was due mainly to impact of currency translation and fair value loss of \$1,429,000 on the Wuxi land, as well as the decrease in associate and joint ventures. The decrease in associate and joint ventures was due to the consolidation of First REIT and the impairment loss on the Myanmar Group. Prior to 1 March 2022, First REIT was recorded as an investment in associate.

**(b) Current assets**

The increase in trade and other receivables, and in cash and cash equivalents was due mainly to the consolidation of First REIT and the Medical Partners.

**(c) Non-current liabilities**

The increase in non-current loans and borrowings, and deferred tax liabilities was due mainly to the consolidation of First REIT. The increase in non-current trade and other payables was due to rental deposits received by First REIT, a loan from a fellow subsidiary and earn-out consideration relating to the Echo Acquisition (see note 21(b)). The earn-out consideration is payable upon the achievement of agreed profit target by the Medical Partners.

**(d) Current liabilities**

The increase in loans and borrowings, trade and other payables and current tax liabilities was due mainly to the consolidation of First REIT. Provisions comprised the provision for legal and related expenses. The decrease in provisions was due to the utilisation and reversal of the provision for site restoration. Site restoration works were completed during the year and the unutilised provision was reversed in FY2022. Please see note 20.

## **Review of Cashflows and Working Capital**

### **a) Cash flows from operating activities**

Operating activities generated net cash of \$66,503,000 before working capital changes. After taking into account the movement in working capital, operating activities generated net cash of \$51,619,000. The increase was due mainly to the consolidation of First REIT and the Medical Partners.

### **b) Cash flows from investing activities**

Investing activities generated net cash of \$43,194,000. The net inflow was due mainly to the consolidation of First REIT after the completion of the First REIT transaction in March 2022 (note 21(a)), disposal of a subsidiary related mainly to the divestment of Siloam Hospital Surabaya by First REIT, dividends received from an equity-accounted investee, and loan repayment from a joint venture and joint venture partner.

### **c) Cash flows from financing activities**

Financing activities utilised net cash of \$67,929,000. The net outflow was mainly due to net repayment of borrowings, perpetual securities redemption, distribution and gain on redemption, net transaction costs, dividend distributions to First REIT unitholders, payment of transaction costs related to borrowings and interests. The outflow was partly offset by a loan from a fellow subsidiary.

### **d) Working capital**

As at 31 December 2022, the Group's net current liabilities amounted to \$21,543,000 (31 December 2021: \$24,277,000).

The negative working capital was due mainly to:

- (i) Shareholder's loans and accrued interest totaling \$1,854,000 that was accounted for as current liabilities; and
- (ii) provision for legal and related costs of \$20,724,000 (note 20).

The Board confirms that the Group is able to meet its debt obligations as and when they fall due after having assessed the sources of liquidity, the available cash reserves as at 31 December 2022 and the projected net operating cash flows.

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

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

## **6. 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.**

Even as the world enters the post-pandemic era, it is crucial for OUELH to remain agile in response to the resurgence risks of COVID-19, high inflation, rising interest rates and tense geopolitical landscape.

The COVID-19 pandemic has also driven policymakers to rethink about their healthcare systems and policies, spurring healthcare transformations in the region. We should prepare ourselves to capitalise on the new healthcare business opportunities as part of our pursuit to build a regional healthcare ecosystem.

### **Singapore**

Singapore had finally exited the acute phase of the pandemic and reverted its Disease Outbreak Response System Condition (DORSCON) level back to green in February 2023. The country is moving towards a patient-centred preventive healthcare model post-pandemic as the Ministry of Health's "Healthier SG" reform takes shape. The national shift towards preventive care from reactive care will also drive healthcare innovations that will translate into new business opportunities for private healthcare players.

In June 2022, the Group's joint venture company with OUE Limited established a medical partnership with three medical specialist groups of 11 doctors in Singapore, including two leading Respiratory Specialist Practices as well as a

Cardiothoracic Surgery Practice. This medical partnership is a milestone step in building our healthcare ecosystem in Asia anchored on Singapore's medical standards and quality.

### **China**

The easing of border restrictions and lifting of most pandemic controls from December 2022 mark a significant step in the full reopening of China. While the country experienced an initial surge in infections, the COVID-19 situation in China appears to be heading towards stabilisation. Consequentially, IMF projects that China's GDP growth will rebound to 5.2% in 2023 with its eventual reopening, and will greatly contribute to overall global economic growth.

The Group's two hospitals in China continue to make progress to be commissioned according to plan. Changshu China Merchants – Lippo Obstetrics & Gynaecology Hospital ("**Changshu Hospital**") is on track to be commissioned in 2023. Upon its commissioning, Changshu Hospital will be providing premium obstetrics & gynaecology healthcare services, including ancillary related services such as postpartum care.

The Shenzhen China Merchants – Lippo Prince Bay Hospital is expected to be commissioned in 2024. Both hospitals will be operated by the Group's joint venture with China Merchants Group.

### **Myanmar**

Myanmar's economy continues to be impacted by global macroeconomic conditions and domestic socio-political uncertainties. As such the business environment in Myanmar remains challenging with further depreciation of Myanmar Kyats, foreign exchange restrictions, and rising inflation.

Our joint venture hospital group with First Myanmar Investments, Pun Hlaing Hospitals ("**PHH**"), continues to stay nimble in navigating the challenges. PHH's flagship hospital in Yangon, Pun Hlaing Hospital Hlaing Tharyar, initiated a facility upgrade in 2022 to optimise its revenue-generating capacity. The Group will remain vigilant and respond swiftly to the evolving market conditions.

### **First Real Estate Investment Trust ("First REIT")**

First REIT has commenced its 2.0 Growth Strategy to balance growth and stability of its asset portfolio. Under its 2.0 Growth Strategy, First REIT will diversify into developed markets with a target of increasing its assets in developed markets to more than 50% over the next three to five years. It also entails First REIT reshaping its portfolio for capital efficient growth through divestment of its non-core, non-healthcare, or ageing assets, strengthening its capital structure to remain resilient and pivoting its asset portfolio to ride on megatrends.

Following the acquisition of 14 Japan nursing homes and the divestment of Siloam Hospitals Surabaya in FY2022, First REIT capped off the year with a portfolio of 32 properties comprising 14 in Japan, 15 in Indonesia and three in Singapore with a total book value of S\$1,145.3 million as at 31 December 2022, a 19.0% increase from S\$962.4 million as at 31 December 2021. As such, First REIT's developed markets asset allocation portfolio has increased to 27.9% of its total asset under management.

#### **7. If a decision regarding dividend has been made:**

**(a) Whether an interim/final ordinary dividend has been declared/recommended; and**

None.

**(b)(i) Amount per share (cents)**

Not applicable.

**(b)(ii) Previous corresponding period (cents)**

Not applicable.

**(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 the shareholders, this must be stated).**

Not applicable.

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

Not applicable.

**(e) Books closure date**

Not applicable.

**8. Dividends**

No dividends were paid or declared during the financial year ended 31 December 2022 and during the corresponding financial year ended 31 December 2021 after taking into consideration of the Group's cash flow requirements.

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

The Group has not obtained a general mandate from shareholders for any Interested Person Transactions.

**10. Confirmation Pursuant to Rule 720(1)**

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

**11. Report of person occupying managerial positions who are related to a director, CEO or substantial shareholder**

Pursuant to Rule 704(10) of Catalist Rules, the Company confirms that none of the persons occupying managerial positions in the Company or any of its principal subsidiaries is a relative of a director or Chief Executive Officer or substantial shareholder of the Company.

**12. Additional information required pursuant to Rule 706A (if any)**

Please refer to note 21.

**13. A breakdown of sales as per appendix 7C Part II (18) of the Catalist Rules:**

Please refer to note 5.2.

**14. Others**

The Group has investments in First REIT and in its Manager. First REIT is listed on the Main Board of Singapore Exchange Securities Trading Limited (the "SGX-ST") and became a subsidiary of the Company with effect from 1 March 2022. The Manager is an associated company of the Company.

The Manager releases public announcements in relation to and on behalf of First REIT ("FR Announcements") via SGXNET, from time to time in compliance with the Listing Manual of the SGX-ST. **The Company wishes to advise shareholders and potential investors of the Company to check the SGX-ST's website, [www.sgx.com](http://www.sgx.com), for the latest FR Announcements made by the Manager from time to time, when dealing in the shares of the Company.**

The Company will no longer release announcements notifying its own shareholders of the release of certain FR Announcements, unless the Company has determined that there is, or becomes aware of, any material impact on the Group (which has not already been disclosed in the FR Announcements) and/or if the Company has determined that there is, or becomes made aware of, any undisclosed material information concerning the Group (including First REIT and the Manager) in accordance with the requirements under the applicable Catalist Rules.

**BY ORDER OF THE BOARD OF DIRECTORS**

**Mr. Yet Kum Meng**  
**Chief Executive Officer and Executive Director**  
**27 February 2023**

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

*The contact person for the Sponsor is Ms. Foo Jien Jieng, 16 Collyer Quay, #10-00 Collyer Quay Centre, Singapore 049318, sponsorship@ppcf.com.sg.*