

# ASIA-PACIFIC STRATEGIC INVESTMENTS LIMITED

(Company Reg. No. 200609901H)

## CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 31 DECEMBER 2024

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

	6 Months Ended		Increase/ (decrease) %
	31/12/2024 S\$'000	31/12/2023 S\$'000	
Revenue	51	-	n.m.
Cost of sales	<u>(52)</u>	<u>-</u>	n.m.
Gross loss	(1)	-	n.m.
Other gains, net			
- Interest income:			
• Other receivables	-	172	n.m.
• Bank deposits	2	1	100.0
- Others	120	1,116	(89.2)
Expenses			
- Administrative	(1,057)	(1,249)	(15.4)
- Finance	<u>(321)</u>	<u>(31)</u>	>100.0
(Loss)/Profit before income tax	(1,257)	9	n.m.
Income tax	<u>-</u>	<u>-</u>	
<b>Total (loss)/profit</b>	<u><u>(1,257)</u></u>	<u><u>9</u></u>	n.m.
<b>Other comprehensive income/(loss):</b>			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
- Currency translation gain arising from consolidation	363	4	>100.0
<i>Items that will not be reclassified subsequently to profit or loss:</i>			
- Currency translation gain/(loss) arising from consolidation	9	(20)	n.m.
<b>Other comprehensive income/(loss), net of tax</b>	<u>372</u>	<u>(16)</u>	n.m.
<b>Total comprehensive loss</b>	<u><u>(885)</u></u>	<u><u>(7)</u></u>	>100.0

n.m. = Not meaningful.

	<b>6 Months Ended</b>		<b>Increase/ (decrease)</b>
	<b>31/12/2024</b>	<b>31/12/2023</b>	<b>%</b>
	S\$'000	S\$'000	
<b>(Loss)/Profit attributable to:</b>			
Equity holders of the Company	(1,179)	90	n.m.
Non-controlling interests	<u>(78)</u>	<u>(81)</u>	(0.4)
	<u>(1,257)</u>	<u>9</u>	n.m.
<b>Total comprehensive (loss)/income attributable to:</b>			
Equity holders of the Company	(816)	94	n.m.
Non-controlling interests	<u>(69)</u>	<u>(101)</u>	(31.4)
	<u>(885)</u>	<u>(7)</u>	>100.0
<b>(Loss)/Earning per share for (loss)/income of the period attributable to equity holders of the Company:</b>			
Basic (loss)/income per share (SGD cents per share)	<u>(0.01)</u>	<u>0.001</u>	

## B. Condensed interim statements of financial position

	<b>Group</b>		<b>Company</b>	
	<b>31/12/2024</b> S\$'000	<b>30/06/2024</b> S\$'000 (Audited)	<b>31/12/2024</b> S\$'000	<b>30/06/2024</b> S\$'000 (Audited)
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and cash equivalents	10,358	1,205	22	19
Other receivables	875	681	29,132	22,920
Inventories	6	-	-	-
Other current assets	1,954	1,777	24	118
Financial assets, at FVOCI	_*	_*	_*	_*
	<u>13,193</u>	<u>3,663</u>	<u>29,178</u>	<u>23,057</u>
<b>Non-current assets</b>				
Other receivables	8,939	8,963	-	-
Development properties	15,517	15,074	-	-
Investment in subsidiary corporations	-	-	18,528	12,689
Property, plant and equipment	3,771	709	4	13
	<u>28,227</u>	<u>24,746</u>	<u>18,532</u>	<u>12,702</u>
<b>Total assets</b>	<u>41,420</u>	<u>28,409</u>	<u>47,710</u>	<u>35,759</u>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Other payables	22,411	8,269	18,421	5,193
Borrowings	761	1,314	761	1,314
<b>Total liabilities</b>	<u>23,172</u>	<u>9,583</u>	<u>19,182</u>	<u>6,507</u>
<b>Net assets</b>	<u>18,248</u>	<u>18,826</u>	<u>28,528</u>	<u>29,252</u>
<b>EQUITY</b>				
<b>Capital and reserves attributable to equity holders of the Company</b>				
Share capital	195,743	195,743	195,743	195,743
Foreign currency translation reserve	(16,650)	(17,013)	(15,939)	(15,939)
Statutory reserve	110	107	-	-
Fair value reserve	(6,000)	(6,000)	(6,000)	(6,000)
Accumulated losses	(158,558)	(157,376)	(145,276)	(144,552)
	<u>14,645</u>	<u>15,461</u>	<u>28,528</u>	<u>29,252</u>
<b>Non-controlling interests</b>	<u>3,603</u>	<u>3,365</u>	<u>-</u>	<u>-</u>
<b>Total equity</b>	<u>18,248</u>	<u>18,826</u>	<u>28,528</u>	<u>29,252</u>

\* Less than S\$1,000

### C. Condensed interim statements of changes in equity

	← Attributable to equity holders of the Company →					Total S\$'000	Non- controlling interests S\$'000	Total S\$'000
	Share capital S\$'000	Foreign currency translation reserve S\$'000	Statutory reserve S\$'000	Fair value reserve S\$'000	Accumulated losses S\$'000			
<b>Group</b>								
<b>Half-year ended 31 December 2024</b>								
Balance as at 1 July 2024	195,743	(17,013)	107	(6,000)	(157,376)	15,461	3,365	18,826
Issuance of shares to non-controlling interests	-	-	-	-	-	-	307	307
Total comprehensive income/(loss) for the financial period	-	363	-	-	(1,179)	(816)	(69)	(885)
Appropriation to statutory reserve	-	-	3	-	(3)	-	-	-
Balance as at 31 December 2024	<u>195,743</u>	<u>(16,650)</u>	<u>110</u>	<u>(6,000)</u>	<u>(158,558)</u>	<u>14,645</u>	<u>3,603</u>	<u>18,248</u>
<b>Half-year ended 31 December 2023</b>								
Balance as at 1 July 2023	195,743	(17,012)	-	(6,000)	(156,464)	16,267	3,506	19,773
Total comprehensive income/(loss) for the financial period	-	4	-	-	90	94	(101)	(7)
Appropriation to statutory reserve	-	-	47	-	(47)	-	-	-
Issuance of new ordinary shares pursuant to exercise of warrants	-*	-	-	-	-	-*	-	-*
Balance as at 31 December 2023	<u>195,743</u>	<u>(17,008)</u>	<u>47</u>	<u>(6,000)</u>	<u>(156,421)</u>	<u>16,361</u>	<u>3,405</u>	<u>19,766</u>

\* Less than S\$1,000

<b>Company</b>	<b>Share capital</b> S\$'000	<b>Foreign currency translation reserve</b> S\$'000	<b>Fair value reserve</b> S\$'000	<b>Accumulated losses</b> S\$'000	<b>Total equity</b> S\$'000
<b>Half-year ended 31 December 2024</b>					
Balance as at 1 July 2024	195,743	(15,939)	(6,000)	(144,552)	29,252
Total comprehensive loss for the financial period	-	-	-	(724)	(724)
Balance as at 31 December 2024	<u>195,743</u>	<u>(15,939)</u>	<u>(6,000)</u>	<u>(145,276)</u>	<u>28,528</u>
<b>Half-year ended 31 December 2023</b>					
Balance as at 1 July 2023	195,743	(15,939)	(6,000)	(143,766)	30,038
Total comprehensive loss for the financial period	-	-	-	(565)	(565)
Issuance of new ordinary shares pursuant to exercise of warrants	-*	-	-	-	-*
Balance as at 31 December 2023	<u>195,743</u>	<u>(15,939)</u>	<u>(6,000)</u>	<u>(144,331)</u>	<u>29,473</u>

\* Less than S\$1,000

## D. Condensed interim consolidated statement of cash flows

	<b>6 Months Ended</b>	
	<b>31/12/2024</b> S\$'000	<b>31/12/2023</b> S\$'000
<b>Cash flows from operating activities</b>		
Net (loss)/profit	(1,257)	9
Adjustments for:		
- Interest expense on bank borrowings	7	29
- Interest expense on other payables	314	-
- Interest expense on lease liabilities	-*	2
- Interest income	(2)	(173)
- Depreciation of property, plant and equipment	16	36
- Unrealised currency transaction differences	58	143
	<u>(864)</u>	<u>46</u>
Changes in working capital:		
- Development properties	(480)	5
- Other receivables	116	(1)
- Inventories	(6)	-
- Other current assets	(183)	(198)
- Other payables	7,722	(434)
	<u>6,305</u>	<u>(582)</u>
Cash provided by/(used in) operations	6,305	(582)
- Interest received	2	1
	<u>6,307</u>	<u>(581)</u>
<b>Net cash provided by/(used in) operating activities</b>		
<b>Cash flows from investing activities</b>		
- Additions to property, plant and equipment	(3,080)	(417)
- Interest received	-	172
	<u>(3,080)</u>	<u>(245)</u>
<b>Net cash used in investing activities</b>		
<b>Cash flows from financing activities</b>		
- Repayment of bank borrowings	(542)	(629)
- Interest paid for bank borrowings	(7)	(29)
- Principal repayment of lease liabilities	(11)	(2)
- Interest paid for lease liabilities	-*	(25)
- Interest paid to other payables	(314)	-
- Drawdown of loan from other payables	6,403	-
- Proceeds from issuance of new ordinary shares pursuant to the exercise of warrants	-	-*
	<u>5,529</u>	<u>(685)</u>
<b>Net cash from/(used in) financing activities</b>		
<b>Net increase/(decrease) in cash and cash equivalents</b>		
	8,756	(1,511)
<b>Cash and cash equivalents</b>		
Beginning of financial period	1,206	1,819
Effects of currency translation on cash and cash equivalents	396	(7)
	<u>10,358</u>	<u>301</u>
<b>End of financial period</b>		

\* Less than S\$1,000

## Notes to the condensed interim consolidated financial statements

### **N1. Corporate information**

Asia-Pacific Strategic Investments Limited (the “Company”) was incorporated as a public company limited by shares, in Singapore on 6 July 2006 and is listed on the Catalist Board of Singapore Exchange Securities Trading Limited (“SGX-ST”) on 31 August 2007. These condensed interim consolidated financial statements as at and for the six months ended 31 December 2024 comprise the Company and its subsidiary corporations (collectively, the “Group”).

The principal place of operation is at 350 Orchard Road, #11-08 Shaw House, Singapore 238868 and the registered office is at 77 Robinson Road, #06-03 Robinson 77, Singapore 068896.

The principal activity of the Company is that of investment holding. The principal activities of the subsidiary corporations are real estate developer and provision of hotel management and hospitality services.

### **N2. Basis of preparation**

The condensed interim financial statements for the six months ended 31 December 2024 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the year ended 30 June 2024.

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 N2.1.

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

#### **N2.1. New and amended standards adopted by the Group**

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

#### **N2.2. Use of judgements and estimates**

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

The significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 30 June 2024.

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

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

- N10 – Estimated impairment of non-financial assets
- N11 – Net realisable value of development properties
- N12 – Impairment of other receivables.

### **N2.3. Going concern**

The Group reported a total loss of S\$1,257,000 for the six months ended 31 December 2024 (“1HFY25”) (six months ended 31 December 2023 (“1HFY24”): total profit of S\$9,000) and is in a net current liabilities position of S\$9,979,000 as at 31 December 2024 (as at 30 June 2024: S\$5,920,000).

Notwithstanding the abovementioned, the Board of Directors has assessed that the going concern basis of preparation for the condensed interim financial statements for the six months ended 31 December 2024 remains appropriate after considering the following:

- (i) The Group is continuing its negotiations with the contractors to finalise the final contract sum and it is expected that the payment of the accrued construction cost (included in current other payables) amounting to S\$1,235,000 as at 31 December 2024 will be delayed beyond 12 months from the end of the financial period.
- (ii) On 26 August 2024, The Group’s Executive Chairman and Chief Executive Officer, Dato’ Dr Choo Yeow Ming (“Dato’ Choo”) undertakes to provide financial support to the Group in order to enable the Group to continue its operations as a going concern for 18 months from 26 August 2024 and to meet its liabilities as and when they fall due.
- (iii) The Group continues to explore various fund-raising options to fund the working capital and growth of the Group going forward.

The Board confirms that the Group will be able to meet its short-term debt obligations when they fall due based on the implementation of the aforementioned steps and continue to operate as a going concern and confirmed that all material disclosures have been provided for trading of the Company’s shares to continue in an orderly manner.

### **N3. Seasonal operations**

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

### **N4. Segment and revenue information**

The Group is organised into business units based on both geography and business segment. For 1HFY25, the Group had three reportable operating segments: investment, real estate development and provision of hotel management and hospitality services.



**For 6 months ended 31 December 2024**

	<b>Singapore</b>	<b>PRC Real estate development</b>	<b>Timor- Leste</b>	
	<b>Investment S\$'000</b>	<b>S\$'000</b>	<b>Hospitality S\$'000</b>	<b>Total S\$'000</b>
<b>Group</b>				
Revenue from external parties	-	51	-	51
Gross loss	-	(1)	-	(1)
Other gains/(losses), net				
- Interest income	-	1	1	2
- Others	(222)	342	-	120
Administrative expenses	(659)	(349)	(49)	(1,057)
Finance expenses	(321)	-	-	(321)
Loss before income tax	(1,202)	(7)	(48)	(1,257)
Income tax	-	-	-	-
Net loss	(1,202)	(7)	(48)	(1,257)
Depreciation	11	3	2	16
Segment assets	5,918	27,951	7,551	41,420
Segment assets include:				
Additions to property, plant and equipment	2	-	3,078	3,080
Segment liabilities	19,262	2,839	1,071	23,172

**For 6 months ended 31 December 2023**

	<b>Singapore</b>	<b>PRC Real estate development</b>	
	<b>Investment S\$'000</b>	<b>S\$'000</b>	<b>Total S\$'000</b>
<b>Group</b>			
Revenue from external parties	-	-	-
Gross profit	-	-	-
Other gains/(losses), net			
- Interest income	-	173	173
- Others	(146)	1,262	1,116
Administrative expenses	(855)	(394)	(1,249)
Finance expenses	(31)	-	(31)
(Loss)/Profit before income tax	(1,032)	1,041	9
Income tax	-	-	-
Net (loss)/profit	(1,032)	1,041	9
Depreciation	33	3	36
Segment assets	164	31,177	31,341
Segment assets include:			
Additions to property, plant and equipment	-	417	417
Segment liabilities	7,644	3,931	11,575

**N5. 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 2024 and 30 June 2024:

	<b>Group</b>		<b>Company</b>	
	<b>31/12/2024</b>	<b>30/06/2024</b>	<b>31/12/2024</b>	<b>30/06/2024</b>
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Financial assets</b>				
Financial assets, at FVOCI	-*	-*	-*	-*
Financial assets at amortised cost	20,305	10,703	29,167	23,045
	<u>20,305</u>	<u>10,703</u>	<u>29,167</u>	<u>23,045</u>
<b>Financial liabilities</b>				
Financial liabilities at amortised cost	23,172	9,491	19,182	6,507

\* Less than S\$1,000

**N6. Loss before income tax****N6.1. Significant items**

	<b>6 Months Ended</b>	
	<b>31/12/2024</b>	<b>31/12/2023</b>
	S\$'000	S\$'000
Interest expenses:		
- Lease liabilities	-*	(2)
- Bank borrowings	(7)	(29)
- Other payables	(314)	-
Interest income:		
- Other receivables	-	172
Rental income	160	296
Currency exchange loss - net	(549)	(148)
Depreciation	(16)	(36)
Government grant	25	1
Compensation from government <sup>#</sup>	147	958
Penalty income <sup>^</sup>	324	-

\* Less than S\$1,000

<sup>#</sup> The compensation from government is an amount received from District Government of Nanxun District, Huzhou City, the PRC, in respect of utilising the designated land of the Group at Nanxun District for the purpose of agricultural activities.

<sup>^</sup> Penalty income is an amount charge to a subscriber for the extension of the completion date of a share subscription agreement. The share subscription agreement was terminated on 9 September 2024.

**N6.2 Related party transactions**

There are no material related party transactions for the financial period ended 31 December 2024.

**N7. Loss/Earnings per share**

	<b>6 Months Ended</b>	
	<b>31/12/2024</b>	<b>31/12/2023</b>
Net (loss)/profit attributable to equity holders of the Company (S\$'000)	<u>(1,179)</u>	<u>90</u>
Weighted average number of ordinary shares outstanding for basic loss/earnings per share ('000)	<u>17,828,696</u>	<u>17,828,689</u>
Basic (loss)/earnings per share (SGD cents per share)	<u><u>(0.01)</u></u>	<u><u>0.001</u></u>

The Group does not have any dilutive potential shares as at 31 December 2024 and 31 December 2023.

**N8. Net asset value**

	<b>Group</b>		<b>Company</b>	
	<b>31/12/2024</b>	<b>30/06/2024</b>	<b>31/12/2024</b>	<b>30/06/2024</b>
Net asset value per ordinary share (SGD cents per share)	<u>0.1</u>	<u>0.1</u>	<u>0.2</u>	<u>0.2</u>

**N9. Property, plant and equipment**

During the six-months ended 31 December 2024, the Group acquired assets amounting to S\$3,080,000, consists mainly of construction cost of a hotel in Timor-Leste (31 December 2023: S\$417,000).

**N10. Estimated impairment of non-financial assets**

Investments in subsidiary corporations are tested for impairment whenever there is any objective evidence or indication that these assets may be impaired. The recoverable amounts of these assets have been determined based on the higher of fair value less costs of disposal or value-in-use calculations. If the carrying amounts exceed the recoverable amounts, an impairment loss is recognised to profit or loss for the differences.

The carrying amount of investments in subsidiary corporations at the reporting date is S\$18,528,000 (as at 30 June 2024: S\$12,689,000). During the 1HFY25, the Company invested USD4,560,000 (approximately S\$5,839,000) into the registered capital of One Belt One Net, LDA ("OBON"), a 95%-owned subsidiary corporation registered in Timor-Leste.

As at 31 December 2024 and 31 December 2023, no additional impairment was provided as the recoverable amount exceeded the carrying amount of investment in subsidiary corporations.

**N11. Net realisable value of development properties**

The carrying amount of the Group's development properties at the reporting date is S\$15,517,000 (as at 30 June 2024: S\$15,074,000). In determining whether a write-down should be made for the development properties, the Group takes into consideration the principal situations in which net realisable value is likely to be less than the cost in accordance with SFRS(I) 1-2 *Inventories*. A write-down is made if the net realisable value is less than the carrying amount. No allowance was required for the development properties as the Group has assessed that there was no triggering event that the principal situation in which the net realisable value is likely to be less than the carrying amount.

## N12. Impairment of other receivables

As at 31 December 2024, the carrying amount of the Group's other receivables before impairment loss is S\$9,814,000 (as at 30 June 2024: S\$9,644,000).

The Group measures expected credit loss ("ECL") for other receivables using general approach. Under the general approach, the loss allowance is measure at an amount equal to 12-month ECL at initial recognition.

At each reporting date, the Group assesses whether the credit risk of a financial instrument has increased significantly since initial recognition. When credit risk has increased significantly since initial recognition, loss allowance is measured at an amount equal to lifetime ECL.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECL, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment.

If credit risk has not increased significantly since initial recognition or if the credit quality of the financial instruments improves such that there is no longer a significant increase in credit risk since initial recognition, loss allowance is measured at an amount equal to 12-month ECLs.

The assessment of the correlation between historically observed default rates and ECL is a significant estimate. The amount of ECL is sensitive to changes in circumstances. The Group's historical credit loss experience may also not be representative of customer's actual default in the future.

As at 31 December 2024 and 30 June 2024, the Group and the Company performed an assessment of qualitative and quantitative factors which are indicative of the risk of default (including but not limited to external ratings, audited financial statements, management accounts and cash flow projections, available press information and applying experienced credit judgement) and an assessment of impairment using the 12-month ECL basis on these financial assets. The Group and the Company concluded that the loss allowance provided for other receivables is adequate.

## N13. Other payables

	Group		Company	
	31/12/2024	30/06/2024	31/12/2024	30/06/2024
	S\$'000	S\$'000	S\$'000	S\$'000
Other payables				
- Non-related parties	21,657	3,187	17,852	314
- Subsidiary corporation	-	-	-	4,195
- Key management personnel	80	-	-	-
- Director	-	4,200	-	-
- Value-added tax payable	7	2	-	-
Accrued operating expenses	667	788	569	684
Contract liabilities	-	92	-	-
	<u>22,411</u>	<u>8,269</u>	<u>18,421</u>	<u>5,193</u>

Included in other payables are the followings:

- (i) Short-term loan of USD5,000,000 (approximately S\$6,801,000) (as at 30 June 2024: S\$nil) from a non-related lender (the “Short-term Loan”). The Short-term Loan was drawdown in September 2024 to fund the construction of a hotel in Timor-Leste. The Short-term Loan bears an interest of 14% per annum and is guaranteed by Dato’ Choo and the controlling shareholder of the Company. The Short-term Loan is repayable on 26 December 2024 and is extended to 27 February 2025.
- (ii) Fund held in custodian of USD8,000,000 (approximately S\$10,882,000) (as at 30 June 2024: S\$nil) from a non-related party (the “Fund in Custodian”). The Company is in the process of applying licenses on behalf of the non-related party for operating crypto and blockchain businesses in Timor-Leste. The Fund in Custodian will be remitted to Timor-Leste once the operating entity is registered with relevant licenses.

The amount due to a key management personnel, a director and a subsidiary corporation which are unsecured, interest-free and repayable on demand.

#### N14. Borrowings

	<b>Group and Company</b>	
	<b>31/12/2024</b>	<b>30/06/2024</b>
	S\$’000	S\$’000
<i>Current</i>		
Term loans (secured)	761	1,303
Lease liabilities (unsecured)	-	11
	<hr/>	<hr/>
Total borrowings	<hr/> <b>761</b> <hr/>	<hr/> <b>1,314</b> <hr/>

#### Details of any collateral

The Company was granted a term loan facility of S\$5.0 million for working capital purposes from a licensed bank in Singapore in June 2020. The term loan bears an interest of 2.5% per annum and is secured against a deed of undertaking from Dato’ Choo to top up any principal and interest shortfall. The term loan has a tenor of 5 years and was fully drawn down in June 2020. It is repayable in 47 monthly principal and interest instalments of S\$109,571 commencing on 16 July 2021 and the last principal and interest instalment of S\$109,670 falling on 16 June 2025.

In December 2024, the licensed bank agreed to defer the principal repayment of December 2024 and January 2025. The repayment of the monthly instalments will resume from 16 February 2025 and the instalment amount will be revised to include both repayment of principal and interest over the remaining duration of the loan. The revised monthly loan instalment is S\$153,110 and is payable on 16 February 2025 to 16 June 2025.

Save and except as varied above, all other terms and conditions of the loan remain unchanged.

**N15. Share capital**

	<b>The Group and Company</b>			
	<b>31/12/2024</b>		<b>30/06/2024</b>	
	<b>Number of shares</b>	<b>Amount</b>	<b>Number of shares</b>	<b>Amount</b>
	<b>'000</b>	<b>S\$'000</b>	<b>'000</b>	<b>S\$'000</b>
Beginning of financial period	17,828,696	195,743	17,828,644	195,743
Shares issued	-	-	52	_*
End of financial period	<u>17,828,696</u>	<u>195,743</u>	<u>17,828,696</u>	<u>195,743</u>

\* Less than S\$1,000

There were no changes in the share capital of the Company since 30 June 2024. The Company did not have any treasury shares or subsidiary holdings and outstanding convertibles as at 31 December 2024 and 31 December 2023.

**N16. Statutory reserve**

Statutory reserve represents the amount transferred from profit after tax of the subsidiary corporation incorporated in the People's Republic of China ("PRC") in accordance with the PRC requirement. The statutory reserve cannot be reduced except where approval is obtained from the relevant PRC authority to apply the amount towards setting off any accumulated losses or increasing capital. The statutory reserve is not available for dividend distribution to shareholders.

**N17. Subsequent events**

Save as disclosed in this announcement, there are no known subsequent events which have led to the adjustments of this set of interim financial statements.

## OTHER INFORMATION PURSUANT TO APPENDIX 7C OF THE CATALIST RULES

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

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

2. **Where the figures have been audited, a statement on whether there are any qualifications, disclaimer of opinion, adverse opinion or emphasis of matter (including material uncertainties on going concern).**

Not applicable.

- 2A. **Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:-**

- (a) **Updates on the efforts taken to resolve each outstanding audit issue.**
- (b) **Confirmation from the board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.**

Not applicable. The latest financial statements for the financial year ended 30 June 2024 do not have any adverse opinion, qualified opinion or disclaimer of opinion.

3. **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.**

### A. **Review of Financial Performance**

#### **1HFY25 vs 1HFY24**

##### *Revenue and gross loss*

In June 2024, the Group commenced the agriculture activities on approximately 300 mu (亩) of agriculture land in Huzhou, China. Approximately 162 tonnes of rice was harvested and S\$51,000 of revenue was generated in 1HFY25. There is no revenue reported in 1HFY24 as the Group disposed of its hospitality segment in financial year ended 30 June 2023 and has not commenced its real estate development activities due to the sluggish property market in China.

As the Group's agriculture produce was sold to the government at lower than market price. As such, the Group reported a gross loss of S\$1,000 in 1HFY25. The Group will explore other channels to market the agriculture produce and increase the gross profit margin in future.

##### *Other gains, net*

The net other gains reported in 1HFY25 was attributable mainly to a penalty income of S\$324,000 (1HFY24: S\$nil), rental income of S\$160,000 (1HFY24: S\$296,000) and compensation from government of S\$147,000 (1HFY24: S\$958,000). These other gains were partly offset by a foreign exchange loss of S\$549,000 (1HFY24: S\$148,000). The higher foreign exchange loss was resulted from the translation of Short-term Loan of USD5 million into Singapore Dollars of approximately S\$6.8 million.

### *Administrative expenses*

The Group administrative expenses decreased by S\$192,000 to S\$1.1 million in 1HFY25. The decrease was due mainly to the lower employee compensation and office rental by S\$51,000 and S\$133,000 respectively as the Group continues its effort to rationalise the office expenses. The Group also incurred lower fishpond maintenance cost of S\$21,000 (1HFY24: S\$159,000). However, the decrease in above expenses was offset by higher professional fee incurred of S\$256,000 as compared to S\$36,000 incurred in 1HFY24.

### *Finance expenses*

The higher finance expenses were mainly due to the drawdown of US\$5 million (approximately S\$6.8 million) Short-term Loan in September 2024 from a non-related lender to fund the construction of a hotel in Timor-Leste.

### *Net loss*

As a result of the above, the Group reported a net loss of S\$1.3 million in 1HFY25 as compared with the net profit of S\$9,000 posted in 1HFY24.

## **B. Review of Financial Position**

### *Cash and cash equivalents*

Please refer to the cash flow analysis in Review of Cash Flow (section 3C) below.

### *Other receivables*

The increased in other receivables was mainly attributable to the amount due from the joint venture partner, EMG Unipessoal, LDA (“EMG”). The amount due from EMG arose from capital contribution paid on behalf by the Company amounting to S\$326,000, to OBON as well as advance of S\$136,000 to EMG for a proposed acquisition of land in Timor-Leste.

The increase was offset by lower rental receivable from leasing of fishpond by S\$118,000 and a reduction in compensation receivable from the PRC government by S\$149,000.

### *Other current assets*

The higher other current assets was due mainly to a prepaid construction cost of a hotel in Timor-Leste of S\$373,000. This is partly offset by the refund of rental deposit amounting to S\$86,000 for office lease which were expired in July 2024 and reduction in prepaid lease rental of S\$74,000.

### *Property, plant and equipment*

The increase in property, plant and equipment was due mainly to the construction in progress for the hotel in Timor-Leste.

### *Other payables*

The increase in other payables was due mainly to:

- (i) the Short-term Loan of USD5 million (approximately S\$6.8 million); and
- (ii) the Fundin Custodian of USD8 million (approximately S\$10.9 million) for the non-related party for investment in the crypto and blockchain businesses in Timor-Leste.

The above increases were offset by the repayment of loan due to a director amounting to S\$4.2 million.



### *Borrowings*

The decrease in the borrowings was due mainly to the repayment of the term loan and lease liabilities amounting to S\$542,000 and S\$11,000 respectively during 1HFY25.

### **C. Review of Cash Flow**

In 1HFY25, the Group recorded an increase of S\$8.8 million in cash and cash equivalents. The increase was due mainly to:

- (i) net cash provided by operating activities of S\$6.3 million. The net cash provided by operating activities resulted from the positive change in working capital of S\$7.2 million, offset by an operating losses before working capital change of S\$864,000; and
- (ii) net cash provided by financing activities of S\$5.5 million. The net cash inflow from financing activities was mainly attributable to Short-term Loan amounting to S\$6.4 million, offset by repayment of term loan of S\$542,000 and payment of interest amounting to S\$321,000.

The above increases were offset by the net cash used in investing activities of S\$3.1 million, for the additions in property, plant and equipment.

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

Not applicable.

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

##### **Huzhou Project, China**

Despite various measures implemented by the Chinese Government to address the ongoing property slump in China, the sentiment in the property market of China remained weak. The Group will continue to re-strategise the real estate development business in Huzhou, China (“Huzhou Project”) as well as seek strategic partners in the Huzhou Project. The Group will also continue its agriculture activities on the designated land of Huzhou Project and sublease the fishpond and land to generate rental income. The Group will continue to receive compensation and grants from the government until 31 December 2028, provided the Group continues to carry out agricultural activities on the designated land.

##### **Project Oecusse, Timor-Leste**

The Group commenced the construction of the hotel in Oecusse, Timor Leste (“Project Oecusse”) during the 1HFY25. The structure of the hotel building is fabricated in China and ready for shipping to Oecusse. The foundation work of the hotel is ongoing and the fabricated hotel structure will be installed once the foundation work is completed. Barring unforeseen circumstances, the Group expects the hotel will be completed by the end of FY25.

##### **Proposed management and operations of airports in Timor-Leste**

On 17 December 2024, The Company entered into a cooperation agreement with the Vice Prime Minister, Coordinating Minister for Economic Affairs, Minister of Tourism and Environment, Timor-Leste for the operation and management of Oecusse Airport and Suai Airport (the “Airports”) (the “Proposed Operation and Management of the Airports”). Please refer to the Company’s announcement dated 18 December 2024 for details of the Proposed Operation and Management of the Airports.

Timor-Leste joined the World Trade Organisation in August 2024 and is expected to become an ASEAN member in 2025. A direct flight from Xiamen, China to Dili, the capital of Timor-Leste, is scheduled to be launched on 14 February 2025 and a direct flight from Malaysia to Dili operated by Batik Air is scheduled to be launched in first quarter of 2025. It is expected that more cities will launch direct flights to Timor-Leste in near future. The tourism activities in Timor-Leste are expected to increase.

The Group continues to explore various fund-raising options to fund the working capital and growth of the Group going forward.

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

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

No dividend for the current financial period reported on has been declared (recommended).

**(b) (i) Amount per share ..... cents  
(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 tax, state the tax rate and the country where dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).**

Not applicable.

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

Not applicable.

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

Not applicable.

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

No dividend has been declared for 1HFY25 because of losses incurred for 1HFY25 and the financial position of the Company as at 31 December 2024.

**8. If the Group has obtained a general mandate from shareholders for interested person transactions (“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 does not have a general mandate from shareholders for recurrent IPTs. There were no IPTs of S\$100,000 and above being entered into by the Group during 1HFY25.

**9. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1).**

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

## 10. Disclosure on Incorporation of Entities, Acquisition and Realisation of Shares pursuant to Catalyst Rule 706A

During the 1HFY25, the Group registered three subsidiary corporations in Timor-Leste as follows:

1. Name of Subsidiary : One Belt One Net LDA (“OBON”)  
Date of registration ; 19 September 2024  
Registered capital : USD5,000,000  
Paid-up capital : USD4,800,000  
Shareholders : The Company (95%)  
EMG (5%)  
Principle activities : Development and holding of real estate properties, provision of hotel management and hospitality services
2. Name of Subsidiary : Asia Pacific Timor Sports, Unipessoal, LDA  
Date of registration ; 27 November 2024  
Registered capital : USD10,000,000  
Paid-up capital : Nil  
Shareholders : OBON (100%)  
Principle activities : Provision of lottery, sports betting and online gaming
3. Name of Subsidiary : Asia Pacific Timor Security, Unipessoal, LDA  
Date of registration ; 27 November 2024  
Registered capital : USD10,000,000  
Paid-up capital : Nil  
Shareholders : OBON (100%)  
Principle activities : Manufacturing and trading of electronic lamp and others lighting equipment

OBON was incorporated pursuant to the joint venture and shareholders’ agreement (the “JV&SA”) entered into with EMG on 15 September 2024. For full details of the JV&SA, please refer to the Company’s announcement dated 17 September 2024.

The above transactions are not expected to have any material impact on the earnings per share and net tangible assets per share of the Company for the current financial year ending 30 June 2025.

Save as disclosed above, there were no other incorporation of new entities, acquisitions and realisation of shares during the 1HFY25.

### BY ORDER OF THE BOARD

**Dato’ Dr Choo Yeow Ming**  
**Chairman and Chief Executive Officer**  
**11 February 2025**

## CONFIRMATION BY THE BOARD

We, Dato' Dr. Choo Yeow Ming and Lien Kait Long, being two of the directors of Asia-Pacific Strategic Investments Limited, do hereby confirm on behalf of the board of directors of the Company that, to the best of our knowledge, nothing has come to the attention of the board of directors of the Company which may render the Group's condensed interim financial statements for the half-year ended 31 December 2024 to be false or misleading in any material respect.

## FOR AND ON BEHALF OF THE BOARD

(Signed)

Dato' Dr. Choo Yeow Ming  
Chairman and Chief Executive Officer

11 February 2025

(Signed)

Lien Kait Long  
Lead Independent Director

11 February 2025

*This document 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. Lim Hui Ling, 16 Collyer Quay #10-00 Collyer Quay Centre Singapore 049318, [sponsorship@ppcf.com.sg](mailto:sponsorship@ppcf.com.sg).*